

# UNOFFICIAL COPY

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First American Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**



Doc#: 0805134087 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/20/2008 11:21 AM Pg: 1 of 3

THE GRANTOR(S) 1633 Farwell Ave LLC, of the Village of Lincolnwood, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Jose Gilberto Sanchez, of 7224 N Hamilton Ave Chicago, IL 60645 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

THIS IS NOT HOMESTEAD PROPERTY AS TO THE SELLER

SUBJECT TO: (a) general taxes for 2007 and subsequent years not yet due, including taxes which may accrue by reason of new or additional improvements during the year of closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions, building lines of record and party wall rights; (d) the Illinois Condominium Property Act and the Recorded Declaration of Condominium and Covenants thereon; (e) terms, provisions and conditions of the Condominium Declaration and including all amendments and exhibits thereto; (f) applicable zoning and building laws and ordinances; (g) unrecorded public and quasi-public utility easements, if any; (h) Purchaser's mortgage, if any; (i) leases, licenses, operating agreements and other agreements affecting the Common Elements; (j) acts done or suffered by or judgments against the Purchaser, or anyone claiming under Purchaser; (k) encroachments, if any

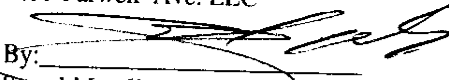
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 11-31-226-008-0000  
Address(es) of Real Estate: 1635 Farwell Ave. Unit N-B, Chicago, IL 60626

The Deed is subject to all rights, easements, covenants, conditions, restrictions contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Member, and attested by its \_\_\_\_\_ this 13 day of FEB, 2008

1633 Farwell Ave. LLC

By:   
Samel Meseljevic, Managing Member

Warranty Deed - Individual

City of Chicago  
Dept. of Revenue  
544262  
02/20/2008 10:47 Batch 07295 30

Real Estate  
Transfer Stamp  
\$1,687.50



*30/13*

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## Exhibit "A" – Legal Description

UNIT 1635N-B IN THE 1633 FARWELL AVENUE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 26 (EXCEPT THE WEST 40.00 FEET THEREOF) AND ALL OF LOTS 27 AND 28 IN BLOCK 43 IN ROGERS PARK IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 1, 2007 AS DOCUMENT 0721315127, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

THE GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

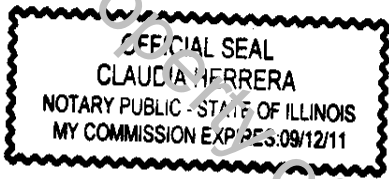
Cook County Clerk's Office

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STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Samei Meseljevic, personally known to me to be a Managing Member of the 1633 Farwell LLC personally known to me to be the Secretary said limited liability corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Samei Meseljevic signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of FEBRUARY, 20 08.



[Signature] (Notary Public)

**Prepared by:**  
Jeffrey Hlava  
7115 W North Ave., Suite 322  
Oak Park, IL 60302

**Mail To:**  
Jonathan Aven  
180 N Michigan Ave. #2105  
Chicago, IL 60601

**Name and Address of Taxpayer:**  
Jose Gilberto Sanchez  
1635 Farwell Ave. Unit N-B  
Chicago, IL 60626

