



Doc#: 0934529008 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/11/2009 11:04 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTORS, MASSOUD BAHARY, also known as MIKE BAHARY, of the City of Chicago, County of Cook, State of Illinois & HAMID BAHARY, also known as STEVEN BAHARY, of the City of Chicago, County of Cook, State of Illinois, for

and in consideration of Ten Dollars and other good and valuable consideration in hand paid, hereby Convey and Warrant to FAIRVIEW LOFTS CONDOMINIUM ASSOCIATION, a Condominium Association formed pursuant to the Illinois Condominium Property Act, its members, successors and assigns, with an address of 1012 N. Milwaukee Avenue, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:


LOT 6 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6, THENCE EASTERLY TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTHWESTERLY PARALLEL WITH NORTH MILWAUKEE AVENUE TO THE NORTHWEST BOUNDARY LINE OF SAID LOT 6; THENCE 19.26 FEET SOUTHWESTERLY TO THE POINT OF BEGINNING) IN BLOCK 14 IN ELSTON'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

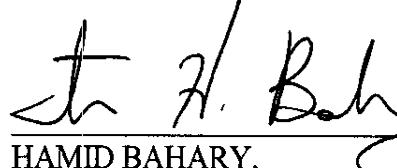
Permanent Real Estate Index Number: 17-05-312-010-0000
Address of Real Estate (approximate): 1016 N. Milwaukee Ave., Chicago IL

Subject to: (1) Real Estate taxes, interest and penalties if any, due for the year 2007 and subsequent years; (2) any and all liens, encumbrances or lis pendens notices placed on the property by the Grantee or the City of Chicago prior to the date hereof; and (3) any and all other acts done or suffered by Grantee or its Members.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

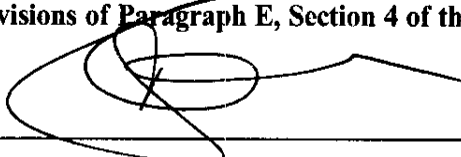
Dated this 7th day of December, 2009.

 (SEAL)
MASSOUD BAHARY,
also known as MIKE BAHARY

 (SEAL)
HAMID BAHARY,
also known as STEVEN BAHARY

This transaction is exempt under the provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

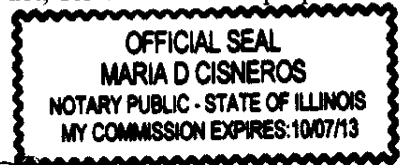
Dated: 12-7-09



UNOFFICIAL COPY

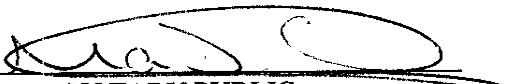
State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MASSOUD BAHARY, also known as MIKE BAHARY, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



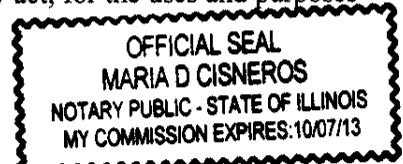
IMPRESS SEAL HERE

Given under my hand and official seal, this 7th day of December, 2009.

Commission expires October 7, 2013 
NOTARY PUBLIC


State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HAMID BAHARY, also known as STEVEN BAHARY, personally known to me to be the same person whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



IMPRESS SEAL HERE

Given under my hand and official seal, this 7th day of December, 2009.

Commission expires October 7, 2013 
NOTARY PUBLIC

This instrument was prepared by Beermann, Swerdlove, LLP, 161 N. Clark Street, Suite 2600, Chicago, Illinois 60601

MAIL TO:
Mr. Howard C. Emmerman
Beermann Swerdlove LLP
161 N. Clark Street, Ste. 2600
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:
Fairview Lofts Condominium Association
1014 N. Milwaukee Ave.
CHICAGO IL 60642

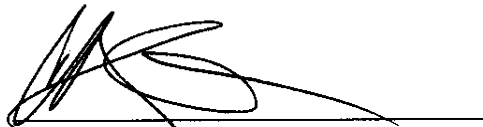
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR, MASSOUD BAHARY, also known as Mike Bahary & HAMID BAHARY, also known as Steven Bahary or their Agent affirm that, to the best of their knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 12-7, 2009

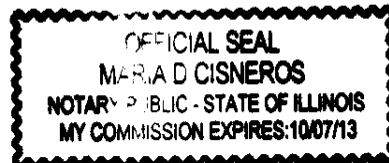
Signature:


Grantor or Agent

Subscribed and Sworn to before me by the said

this 7th day of December, 2009

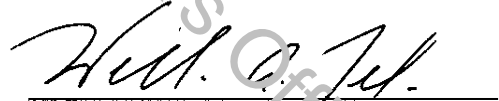

Notary Public



THE GRANTEE, FAIRVIEW LOFTS CONDOMINIUM ASSOCIATION, or their Agent affirm(s) and verifie(s) that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: December 7, 2009

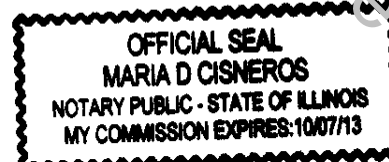
Signature:


Grantee or Agent

Subscribed and Sworn to before me by the said

this 7th day of December, 2009


Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).