

14-02104819



14247181065

**SPECIAL WARRANTY
DEED
LLC to Corporation**

Doc#: 1424718106 Fee: \$42.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/04/2014 03:36 PM Pg: 1 of 3

THE GRANTOR

FALKON PROPERTIES LLC
A Florida Limited Liability Company

(The Above Space for Recorder's Use Only)

of the City of Miami in the County of Dade, State of Florida, for and in consideration of TEN DOLLARS (\$10.00) in hand paid at the direction of its Managers, CONVEY AND WARRANT to **THE GRANTEE**

FALBER PROPERTIES CORP.
A Florida Corporation having its Principal Place of Business in Miami, Florida

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

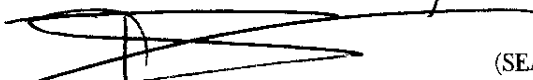
"SEE LEGAL DESCRIPTION ON SUBSEQUENT PAGE"

Property Index Number (PIN): 14 08 413-050-1027

Address of Real Estate: 926 W ANSLIE ST., UNIT 2N, CHICAGO, IL 60640

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 as husband and wife, not as tenancy in common, but in joint tenancy forever. **SUBJECT TO:** General Real Estate Taxes for 2014 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.


DATED this 28 day of July, 2014.



THOMAS FALKENSTEIN, Manager

(SEAL)

(SEAL)



MARC S FAUCON, Manager
passport EI 850123 Belgium

(SEAL)

(SEAL)

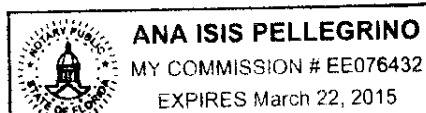
I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that THOMAS FALKENSTEIN and MARC S FAUCON, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28th day of July, 2014.

Commission expires March 22 20 15


NOTARY PUBLIC

Place Seal Here



This instrument was prepared by Rosenthal Law Group, LLC, 3700 W Devon Ave., Suite E, Lincolnwood, IL 60712.

TOYOTA REAL ESTATE TRANSFER TAX PARAGRAPH 8 SECTION 31-1.0
 REAL ESTATE TAX LAW

UNOFFICIAL COPY

9-4-14

M. Miller

DATE

BUYER, SELLER OR REPRESENTATIVE

Legal Description

of premises commonly known as 926 W AINSLIE ST., UNIT 2N, CHICAGO, IL 60640

with Parcel Index Number 14-08-413-050-1027

All that certain Condominium Unit situated in the County of Cook, in the State of Illinois, described as follows:

Unit 2N, Building 926 in 918 West Ainslie Condominiums, as delineated on a survey of the following described tract of land:

Lots 20 & 21 in Block 2 in George F. Spoor's Subdivision of Block 4 in Cornarroe's Resubdivision of that part of Argyle lying South of center line of Argyle Street in Southeast Fractional 1/4 of Section 8, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded as Document No. 0514403088, together with its undivided percentage interest is the common elements, as amended from time to time, in Cook County, Illinois.

More commonly known as 926 West Ainslie Street, Unit No. 2N, Chicago, IL 60640-3822.

Tax ID: 14-08-413-050-1027

REAL ESTATE TRANSFER TAX 04-Sep-2014



COUNTY: 0.00
 ILLINOIS: 0.00
 TOTAL: 0.00

14-08-413-050-1027 | 20140801626357 | 1-137-378-432

REAL ESTATE TRANSFER TAX 04-Sep-2014



CHICAGO: 0.00
 CTA: 0.00
 TOTAL: 0.00

14-08-413-050-1027 | 20140801626357 | 2-117-928-064

MAIL TO:

FALBER PROPERTIES CORP.
 36 NE 1ST STREET
 STE 512
 MIAMI, FL 33132

SEND SUBSEQUENT TAX BILLS TO:

FALBER PROPERTIES CORP.
 36 NE 1ST STREET
 STE 512
 MIAMI, FL 33132

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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, 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 this 28TH day of JULY, 2014.

Signature _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by and said this 28TH day of JULY, 2014.

Notary Public _____

Karen Murawski



The grantee or his agent affirms that, to the best of his 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, 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 this 28TH day of JULY, 2014.

Signature _____

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by and said this 28TH day of JULY, 2014.

NOTARY PUBLIC *Karen Murawski*



Note: Any person who knowingly submits a false statement concerning the identity of a grantor/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 Illinois Real Estate Transfer Tax Act.