

UNOFFICIAL COPY

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PREPARED BY:

Larry A. Sultan
1601 Sherman Suite 200
Evanston, IL 60201

MAIL TAX BILL TO:

Vic Ciric
708 Willow Rd
Naperville IL 60540

MAIL RECORDED DEED TO:

John Klytta
5680 N. Elston
Chicago, IL 60646



Doc#: 0508426187
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 03/25/2005 03:40 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

THE GRANTOR, Rogers Residences, LLC, an Illinois limited liability company, of the City of Chicago, State of IL, a corporation organized and existing under the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to: Vic Ciric & Zivko Kovacenic, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Units 7226-1, 7226-2, 7226-3, 7226-4, 7226-5, 7226-6 and 7226-7, in the Rogers Residences Condominium as delineated on a survey of the following described real estate: Lot 10 in Block 12 in Congdon's Ridge Addition to Rogers Park in the Southwest Fractional 1/4 of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the Declaration of Condominium made by Rogers Residences, LLC, an Illinois limited liability company, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 23, 2004 as Document No. 0435819005, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Index Number(s): 11-30-323-034-0000

Property Address: 7226 N. Rogers, Units 7226-1, 7226-2, 7226-3, 7226-4, 7226-5, 7226-6, 7226-7., Chicago, IL 60645

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this 15th Day of March 20 05

Rogers Residences, LLC, an Illinois company

By: Carey Overstreet

STATE OF IL)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Carey Overstreet, Manager of Rogers Residences, LLC, an Illinois company, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

2KG

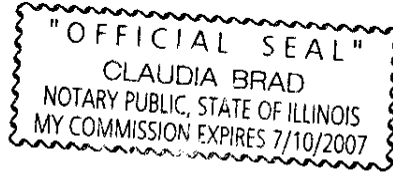
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Special Warranty Deed - Continued

Given under my hand and notarial seal, this 15th Day of March 2005
Claudia Brad
Notary Public

My commission expires: _____

Exempt under the provisions of paragraph _____



STATE OF ILLINOIS
STATE TAX
MAR. 22.05
0000068005
REAL ESTATE TRANSFER TAX
0070000

COOK COUNTY
COUNTY TAX
MAR. 22.05
0000013926
REAL ESTATE TRANSACTION TAX
REAL ESTATE TRANSFER TAX
0035000

CITY OF CHICAGO
CITY TAX
MAR. 22.05
000004278
REAL ESTATE TRANSACTION TAX
REAL ESTATE TRANSFER TAX
00900.00

CITY OF CHICAGO
CITY TAX
MAR. 22.05
000004272
REAL ESTATE TRANSACTION TAX
REAL ESTATE TRANSFER TAX
00900.00

CITY OF CHICAGO
CITY TAX
MAR. 22.05
000004280
REAL ESTATE TRANSACTION TAX
REAL ESTATE TRANSFER TAX
00750.00

CITY OF CHICAGO
CITY TAX
MAR. 22.05
000004275
REAL ESTATE TRANSACTION TAX
REAL ESTATE TRANSFER TAX
00900.00

CITY OF CHICAGO
CITY TAX
MAR. 22.05
000004277
REAL ESTATE TRANSACTION TAX
REAL ESTATE TRANSFER TAX
00900.00

CITY OF CHICAGO
CITY TAX
MAR. 22.05
000004276
REAL ESTATE TRANSACTION TAX
REAL ESTATE TRANSFER TAX
00900.00