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This Instrument Prepared By:



Burke, Warren, MacKay
& Serritella, P.C.
330 N. Wabash Ave., 22nd Floor
Chicago, Illinois 60611-3607

Doc#: 0609327153 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/03/2006 04:21 PM Pg: 1 of 3

After Recording Return to:

Thomas W. Murphy
330 N. Wabash Avenue, 22nd Floor
Chicago, IL 60611

52317 1113

WARRANTY DEED

The Grantor, Theodora Sakkos, a married woman, for and in consideration of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Terry Higgins of Hendersonville, North Carolina, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit "A" attached

Subject to: (a) covenants, conditions, and restrictions of record; (b) public and utility easements; (c) existing leases and tenancies; (d) special governmental taxes or assessments for improvements not yet completed; (e) unconfirmed special governmental taxes or assessments; and (f) general real estate taxes for the year 2005 and subsequent years

Permanent Real Estate Index Number: (part of) 11-30-217-020-1003
Address of Real Estate: Unit 3, 7711 N. Marshfield, Chicago, Illinois

* THIS IS NOT HOMESTEAD PROPERTY
FOR GRANTOR OR GRANTEE *

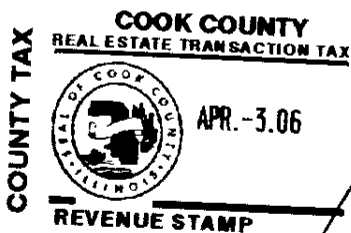
DATED this 30th day of March, 2006

City of Chicago
Dept. of Revenue
427190
04/03/2006 14:57 Batch 05392 78

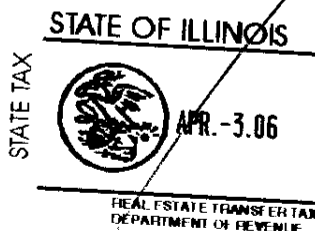
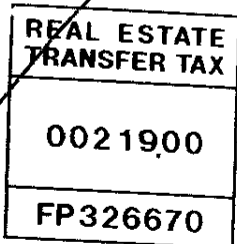


Real Estate
Transfer Stamp
\$3,285.00

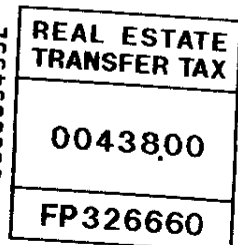
Theodora Sakkos
Theodora Sakkos



0008186456



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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary in and for said state and county, DO HEREBY CERTIFY that Theodora Sakkos, a married woman, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of March, 2006.

Christine Gonzales

 Notary Public



Send Tax Bills To:

Terry Higgins
 8926 N. Greenwood, Suite 101
 Niles, IL 60714

Property of Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NUMBER 3 IN THE 7711 NORTH MARSHFIELD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 10 IN BLOCK 5 IN GUNDERSON'S NORTH BIRCHWOOD SUBDIVISION RECORDED AS DOCUMENT NUMBER 5180393 OF BLOCK 4 TO 17 INCLUSIVE, OF DAVID P. O'LEARY'S SUBDIVISION IN THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (LYING EAST OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0401534070; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: UNIT 3, 7711 N. MARSHFIELD AVE., CHICAGO, IL 60626

PIN#: 11-30-217-020-1003