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06132020860

Doc#: 0613202086 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/12/2006 09:50 AM Pg: 1 of 4

Upon recording return to:
Daniel Fajerstein
500 Skokie Blvd, Ste 350
Northbrook, IL 60062

Send subsequent tax bills
to:
Paul & Karolina
Bandursky
5806 N. Broadway, Unit 1
Chicago, IL 60660

Above space for Recorder's use only

WARRANTY DEED

THE GRANTOR, **K & R BUILDERS, INC.**, ("The Company"), of the City of Chicago, State of Illinois for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to: **Paul M. and Karolina Bandurski, husband and wife, as Tenants by the Entirety** the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit A

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.

Subject to: Real estate taxes for 2005 and subsequent years; terms, provisions, covenants, conditions, and restrictions of record; provisions, covenants, conditions, and options in and rights and easements established by the Declaration of Condominium Ownership recorded, as amended from time to time; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and the Illinois Condominium Property Act.

Permanent Real Estate Index Number: 14-05-315-037-0000
Address of Real Estate: 5806 N. Broadway, Unit 1, Chicago, IL 60660

DATED this 15 day of April, 2006

GT BC 622 121 CND BK NORTAS 1073

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K & R BUILDERS, INC.

By: Michael Marcangelo
Michael Marcangelo

(SEAL)

Its: President

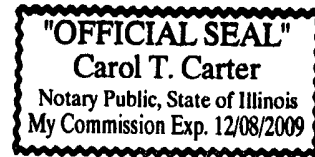
State of Illinois,
County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **K & R Builders, Inc.**, represented by its Member, Michael Marcangelo, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person representing K & R Builders, Inc. and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and official seal this 15 day of April, 2006


My commission expires 12/08/2009


Carol T. Carter
Notary Public



This document prepared by:
James R. Pittacora
Pittacora & Crotty
9550 West Bormet Drive, Suite 205
Mokena, IL 60448

STATE TAX	STATE OF ILLINOIS	# 0000094537	REAL ESTATE TRANSFER TAX
	 MAY. 10. 06		00299.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 102808

CITY TAX	CITY OF CHICAGO	# 0000009708	REAL ESTATE TRANSFER TAX
	 MAY. 10. 06		02242.50
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 102805

COUNTY TAX	COOK COUNTY	# 0000094764	REAL ESTATE TRANSFER TAX
	 MAY. 10. 06		00149.50
	REAL ESTATE TRANSACTION TAX REVENUE STAMP		FP 102802

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STREET ADDRESS: 5806 N. BROADWAY

UNIT 1

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-05-315-037-0000

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 1 IN THE 5806 N. BROADWAY CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 20 IN BLOCK 1 IN CARINDUFF'S ADDITION TO EDGEWATER, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SW4 OF SEC 5, TOWNSHIP 40, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1888 AS DOCUMENT 948404, IN BOOK 29 OF PLATS, PAGE 31, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0609444082; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY WHICH IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0609444082.

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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 PROEPRTY 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.

THE 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 SIPULATED AT LENGTH HEREIN.

THERE IS NOT RIGHT OF FIRST REFUSAL OF ANY TENANT.

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