

# UNOFFICIAL COPY

Upon recording return to:  
Ramin Murtishi, Esq.  
305 W. Irving Park Rd  
Chicago IL 60618

Send subsequent tax bills to:  
Peter Faraci and  
Anthony Faraci  
5806 N. Broadway,  
Commercial Unit  
Chicago, IL 60640



Doc#: 0623631041 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/24/2006 10:38 AM Pg: 1 of 3

Above space for Recorder's use only

## WARRANTY DEED

THE GRANTOR, **K & F BUILDERS, INC.**, ("The Company"), of the City of Lake Villa, 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: **Peter Faraci and Anthony Faraci, as Joint Tenants** 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, Commercial Unit, Chicago, IL 60640

DATED this 7 day of August, 2006

JP  
8/21/06

PA 1334

1007  
SULLIVAN  
BC  
DN 7  
2581 E 27  
BC  
170

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**K & R BUILDERS, INC.**

By: Michael R Marcangelo  
Michael Marcangelo

(SEAL)

Its: president

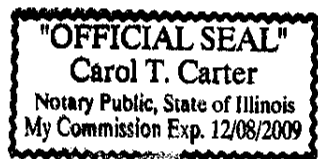
State of Illinois,  
County of Cook, ss.

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.

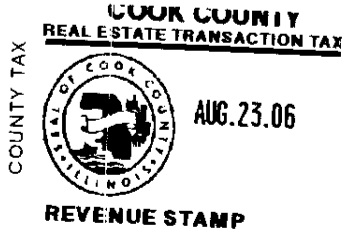
Given under my hand and official seal this 7 day of August, 2006

My commission expires Dec 8, 2009

Carol T Carter  
Notary Public

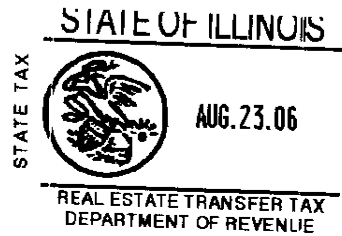


This document prepared by:  
**James R. Pittacora**  
Pittacora & Crotty  
9550 West Bormet Drive, Suite 205  
Mokena, IL 60448



REAL ESTATE TRANSFER TAX
00105.00
FP 102802

# 0000011755
01575.00
FP 102805
REAL ESTATE TRANSFER TAX



REAL ESTATE TRANSFER TAX
00210.00
FP 102808

# UNOFFICIAL COPY

**STREET ADDRESS:** 5806 N. BROADWAY

**CITY:** CHICAGO

**COUNTY:** COOK

UNIT A

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

**LEGAL DESCRIPTION:**

UNIT A IN 5806 N. BROADWAY AVENUE CONDOMINIUMS AS DELINATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

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

Property of Cook County Clerk's Office