

# UNOFFICIAL COPY



Doc#: 0722511002 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/13/2007 09:09 AM Pg: 1 of 3

## Special Warranty Deed

THE GRANTOR, JACKSON-SANGAMON, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said corporation, CONVEY(S) and WARRANT(S) to KONSTANTINE T. SEPSIS and MARIA A. SEPSIS, husband and wife, as ~~Joint Tenants, Tenants by the Entirety~~ (GRANTEE'S ADDRESS) 521 S. Sangamon, #304, Chicago, Illinois of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

**SUBJECT TO:** (1) Real Estate Taxes not yet due and payable, (2) private, public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restrictions, conditions and reservations contained in the Declaration; (6) Covenants, conditions restrictions, party wall permits, easements and agreements of record which do not materially adversely affect the use of the Premises as a condominium residence, and (7) Acts of Buyer

**GRANTOR Also hereby grants** to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

**Permanent Real Estate Index Number(s):** 17-17-220-004-0000, 17-17-220-005-0000,  
17-17-220-006-0000, and 17-17-220-007-0000.

**Address(es) of Real Estate:** *Zen Condominium*  
**225 South Sangamon, Chicago, Illinois**  
**UNIT 507, P-37**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager this 30<sup>th</sup> day of August, 2007.

**JACKSON-SANGAMON, LLC, an Illinois Limited Liability Company**

By   
Donald J. Gianone, Manager

**FIRST AMERICAN**  
File # 1655798

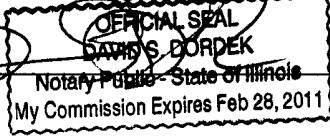
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STATE OF ILLINOIS     }  
                                       }  
                                       }     SS  
 COUNTY OF COOK        }

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that JACKSON-SANGAMON, LLC by Donald J. Gianone, its Manager, personally known to me to be the Manager of **JACKSON-SANGAMON, LLC**, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such JACKSON-SANGAMON, LLC by Donald J. Gianone, its Manager, signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Manager of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30<sup>th</sup> day of July, 2007




(Notary Public)

**Prepared By:** David S. Dordek  
 8424 Skokie Boulevard  
 Skokie, Illinois 60077

**Mail To:**  
John Mantas  
Skoubis & Mantas LLC  
1300 W. Higgins Rd., #209  
Park Ridge, IL 60068

**Name & Address of Taxpayer:**  
Konstantine T. Sepsis  
225 S. Sangamon, Unit 507  
Chicago, IL 60607

STATE TAX



STATE OF ILLINOIS


REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

AUG. -9.07

# 0000045446

REAL ESTATE TRANSFER TAX
00363.00
FP 103027

COUNTY TAX



COOK COUNTY

REAL ESTATE TRANSACTION TAX


REVENUE STAMP

AUG. -9.07

# 0000045446

REAL ESTATE TRANSFER TAX
00181.50
FP 103028

CITY TAX



CITY OF CHICAGO

REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

AUG. -9.07

# 0000013605

REAL ESTATE TRANSFER TAX
02722.50
FP 102812

wpd

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## EXHIBIT A LEGAL DESCRIPTION

UNIT 507 AND PARKING SPACE P-37 IN ZEN CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 9, 10, 11, AND THE SOUTH HALF OF LOT 12 IN BLOCK 13 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 29, 2007 AS DOCUMENT NUMBER 0718003072, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.