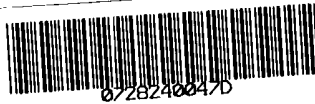


UNOFFICIAL COPY



Doc#: 0728240047 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/09/2007 11:49 AM Pg: 1 of 4

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 **JOHN BRIAN DORN, Single Man** (GRANTEE'S ADDRESS) 234 Anthony Rd., Wheeling, 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 703, P-53**

FIRST AMERICAN *Storage Unit S-53 as a limited common element.*

File # 1708626 *WJ*

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 12 day of September 2007.

JACKSON-SANGAMON, LLC, an Illinois Limited Liability Company

By _____

Donald J. Gianone
Donald J. Gianone, Manager

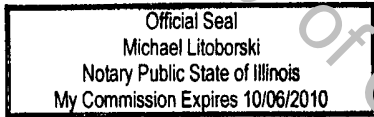
4

UNOFFICIAL COPY

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 12 day of September, 2007.



Michael Litoborski (Notary Public)

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

Same
Mail To:
Mark H. Hong
2225 W. Eastwood Ave.
Chicago, IL 60625

Name & Address of Taxpayer:
John Brian Dorn
225 S. Sangamon, Unit 703
Chicago, IL 60607

COUNTY TAX
 REVENUE STAMP

 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 OCT.-5.07
 # 0000047848
 REAL ESTATE
 TRANSFER TAX
 0014900
 FP 103028

STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

 STATE OF ILLINOIS
 OCT.-5.07
 # 0000047630
 REAL ESTATE
 TRANSFER TAX
 00298.00
 FP 103027

CITY TAX

 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 OCT.-5.07
 # 4E87100000 #
 REAL ESTATE
 TRANSFER TAX
 0223500
 FP 102812

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EXHIBIT A LEGAL DESCRIPTION

UNIT 703 AND PARKING SPACE P-53 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.

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Revised

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Parcel 1:

Unit 703 and Parking Space P-53 in Zen Condominium, as delineated on a 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 071800307, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of storage space S-53, as a limited common element, as set forth in the Declaration of Condominium, and survey attached thereto.

Permanent Index #'s: 17-17-220-004 (Vol. 0591) and 17-17-220-005 (Vol. 0591) and 17-17-220-006 (Vol. 0591) and 17-17-220-007 (Vol. 0591)

Property Address: 225 South Sangamon, Unit 703, Parking Space 53, Chicago, Illinois 60607

Property of Cook County Clerk's Office