

107  
PREPARED BY:  
Larry A. Sultan  
1601 Sherman Avenue  
Suite 200  
Evanston, IL 60201

UNOFFICIAL COPY



Doc#: 0809131057 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/31/2008 12:12 PM Pg: 1 of 2

MAIL TAX BILL TO:  
Joan Kafcas  
5962 N. East Circle Avenue  
Unit 10  
Chicago, IL 60631

MAIL RECORDED DEED TO:  
Maria Delia  
119 N. NORTHWEST Highway  
Palatine, IL 60067

602008682080

**SPECIAL WARRANTY DEED**

THE GRANTOR, 5962 East End, LLC, an Illinois Limited Liability Company, of the City of Norridge, State of Illinois, a corporation organized and existing under the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to

Joan A. Kafcas, Unmarried,

of Chicago, Illinois, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Parcel 1:

Units 10 and P-1 in Old Norwood Condominiums on the Circle as delineated on a survey of the following described real estate:

Lots 1, 2 and 3 and the Northeasterly 15.5 feet of Lot 4 in Hammelman's Resubdivision of Lots 24 and 25 in Block 13 in Norwood Park in Section 6, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership made by 5962 East End, LLC, an Illinois Limited Liability Company, recorded March 26, 2008, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 0808616032, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

Easement for ingress and egress to access parking unit P-1, as set forth in Plat of Condominium attached to the Declaration of Condominium Ownership for Old Norwood Condominiums on the Circle as Exhibit A recorded March 26, 2008, as Document No. 0808616032.

Permanent Index Number(s): 13-06-305-019-0000 (AFFECTS UNDERLYING LAND)  
and  
13-06-305-020-0000 (AFFECTS UNDERLYING LAND)

Property Fund, Inc  
2400  
4350  
Audi Search Department

Property Address: 5962 N. East Circle Avenue, Unit 10, and P-1, Chicago, IL 60631

Grantor also hereby grants to the Grantee, its successors and assigns, such 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, 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 also 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

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The tenant of Unit 10 has waived or has failed to exercise the right of first refusal.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this 28th Day of March 2008

5962 EAST END LLC

By: [Signature]  
BY: MICHAEL FAZIO, Authorized Member

STATE OF IL )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ~~5962 EAST END LLC~~, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth. \* Michael Fazio

Given under my hand and notarial seal, this 28th Day of March 2008

OFFICIAL SEAL Notary Public  
My commission expires: 05/24/11  
CLAUDIA BRADY  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 05/24/11

STATE TAX  
STATE OF ILLINOIS  
MAR. 31.08  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
# 0000022962  
00300.00  
FP326652

COUNTY TAX  
COOK COUNTY  
MAR. 31.08  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

REAL ESTATE TRANSFER TAX  
# 0000037867  
00150.00  
FP326665

CITY TAX  
CITY OF CHICAGO  
MAR. 31.08  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
# 0000034580  
01000.00  
FP326650

CITY TAX  
CITY OF CHICAGO  
MAR. 31.08  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
# 0000034581  
01000.00  
FP326650

CITY TAX  
CITY OF CHICAGO  
MAR. 31.08  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
# 0000034582  
00250.00  
FP326650