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Doc#: 0818311025 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/01/2008 09:38 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 JODY PERSKY,** (**GRANTEE'S ADDRESS**) 427 South Euclid Avenue, Unit H, Oak Park, Illinois 60302 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 60607

UNIT 709, P-58

Storage Unit S-59 as a limited common element.

[Signature on page 2]

FIRST AMERICAN
File # 1809918


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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS

JUN. 24. 08



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000053599


REAL ESTATE TRANSFER TAX
00339.50
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUN. 24. 08



REVENUE STAMP


0000053805

REAL ESTATE TRANSFER TAX
00169.75
FP 103028

CITY TAX

CITY OF CHICAGO

JUN. 24. 08



REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000000060

REAL ESTATE TRANSFER TAX
03564.75
FP 102812

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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 6 day of May, 2008.

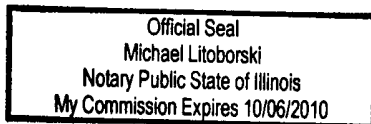
JACKSON-SANGAMON, LLC, an Illinois Limited Liability Company

By [Signature]
Donald J. Gianone, Manager

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 6th day of May, 2008.



[Signature] (Notary Public)

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

Mail To:
Dean G. Galanopoulos
Galanopoulos and Galgan
340 W. Butterfield Rd.
Elmhurst, IL 60126

Name & Address of Taxpayer:
Jody Persky
225 S. Sangamon St., Unit 709
Chicago, IL 60607

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EXHIBIT A LEGAL DESCRIPTION

UNIT 709 AND PARKING SPACE P-58 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.