

UNOFFICIAL COPY



1109440000

Doc#: 1109440000 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/04/2011 09:09 AM Pg: 1 of 4

Special Warranty
Deed

1/2
FIRST AMERICAN
File # 244992

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 MARTIN BETONI and SARAH F. HALLORAN, not as tenants in common, but as joint tenants, ^{HUSBAND AND WIFE} (GRANTEE'S ADDRESS) 1155 N. Madison St., #209, Chicago, IL 60607 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.

17-17-220-021

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 812, P-81

Storage Unit S-87 as a limited common element.

[Signature on page 2]

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STATE TAX

STATE OF ILLINOIS

MAR.29.11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000011642

REAL ESTATE TRANSFER TAX
00344.00
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

MAR.30.11

REVENUE STAMP

0000011653

REAL ESTATE TRANSFER TAX
00172.00
FP 103028

CITY TAX

CITY OF CHICAGO

MAR.30.11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000012505

REAL ESTATE TRANSFER TAX
03612.00
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 9th day of MARCH, 2011.

JACKSON-SANGAMON, LLC, an Illinois Limited Liability Company

By _____

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 9th day of MARCH, 2011.



Michael Litoborski (Notary Public)

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

Mail To:

Kent Novit
Sidney Novit & Associates
100 N. LaSalle St., Suite 1700
Chicago, IL 60602

Name & Address of Taxpayer:

Martin Betoni & Sarah F. Halloran
225 S. Sangamon St., Unit 812
Chicago, IL 60607

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EXHIBIT A LEGAL DESCRIPTION

UNIT 812 AND PARKING SPACE P-81 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.