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1062



SPECIAL WARRANTY DEED

Doc#: 1225512046 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/11/2012 09:11 AM Pg: 1 of 3

S3005753
FIDELITY NATIONAL TITLE

This Indenture, made this **27th day of August 2012** between **PHENIX SUN LLC**, an Illinois Limited Liability Company, duly incorporated and authorized to conduct business in the State of Illinois, party of the first part, and **DARRYL JOHNSON** and * party of the second part,

Wanda Newman-Johnson, husband and wife **

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten (10.00) Dollars, and other good and valuable consideration in hand paid to the party of the second part, the receipt of whereof is hereby acknowledged by these presents does, REMISE, RELEASE, ALIEN CONVEY, AND WARRANT unto the parties of the second part, and to their heirs and assigns, forever, the following described real estate, situated in the County of Cook and State of Illinois and described as follows, to wit:
** not as tenants in common or joint tenants, but as tenants by the

entirety
See attached legal description, incorporated here with.

BOX 15

FIDELITY NATIONAL TITLE

Together with all and singular hereditament and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the parties of the first part, either in law or in equity, of in and to the above described premises, against all persons lawfully claiming, or to claim the same, by, through or under it, they WILL WARRANT AND DEFEND, subject to:

- (A) General real estate taxes not yet due and for subsequent years not yet due, including taxes which may accrue by reason of new or additional improvements during the year of closing;
- (B) Covenants, conditions, and restrictions of record

Permanent Real Estate Index Numbers: 14-08-211-048-1004 and
14-08-211-048-1032 and
14-08-211-048-1035

Property Address: 5230 North Kenmore Avenue, Unit 4D and Parking Space P-12,
and Parking Space P-15, Chicago, Illinois 60640

S Y
P 13
S N
CG V
ID 1D

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DATED this 27th day of August 2012

PHENIX SUN LLC

Barbara Walters, its Manager
By: Barbara Walters, its Manager

State of Illinois)
County of McHenry) SS.

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Barbara Walters, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

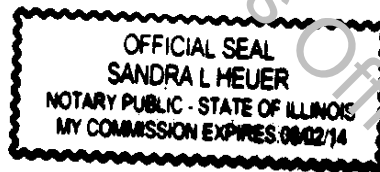
Given under my hand and notarial seal this 27th day of August 2012.

Sandra L Heuer
Notary Public

My commission expired: 8/2/14

Send Subsequent Tax Bills to:

Darryl Johnson
5230 North Kenmore Avenue, Unit 4D
Chicago, Illinois 60640



Send Recorded Deed to:

Attorney Debra R. Lester
516 Anita Street
Des Plaines, Illinois 60016

Prepared by:

Attorney Suzanne L. Walters, P.C.
284 Virginia Street
Crystal Lake, Illinois 60014

REAL ESTATE TRANSFER 08/31/2012



CHICAGO: \$2,692.50
CTA: \$1,077.00
TOTAL: \$3,769.50

14-08-211-048-1004 | 20120801606028 | MM97WU

REAL ESTATE TRANSFER 08/31/2012



COOK \$179.50
ILLINOIS: \$359.00
TOTAL: \$538.50

14-08-211-048-1004 | 20120801606028 | Y1T6KT

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

6767 N. MILWAUKEE AVE, NILES, ILLINOIS 60714

PHONE: (847) 588-0300

FAX: (847) 588-1744

ORDER NUMBER: 2011 053005753 USC

STREET ADDRESS: 5230 N. KENMORE AVENUE
UNIT 4D AND PARK

CITY: CHICAGO

COUNTY: COOK COUNTY

TAX NUMBER: 14-08-211-048-1004

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 4D AND PARKING SPACE P-12 AND PARKING SPACE P-15 IN THE PROVENANCE CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 6 AND 7 (EXCEPT THE SOUTH 10 FEET THEREOF) IN BLOCK 11 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0605927123; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-4, A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Openly of Cook County Clerk's Office