

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

Doc#: 1236318057 Fee: \$40.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2012 01:26 PM Pg: 1 of 2

This Indenture, made this **26th day of December 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 **MICHAEL MACZKA** party of the second part,

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:

Parking Space P-1 in the Provenance Condominium Association, as delineated on a survey of the following described tract of land: The South 20.0 feet of Lot 6 and the North 10.00 feet of Lot 7 in Block 11 in Joan Lewis Cochran's subdivision of the West ½ of the Northeast ¼ 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.

FIDELITY NATIONAL TITLE

Together with all and singular hereditament and appurtenances thereto 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: 14-08-211-048-1021

Kenmore-001

UNOFFICIAL COPY

Property Address: 5230 North Kenmore Avenue, **Parking Space P-1**, Chicago, Illinois 60640

DATED this 26th day of December 2012

PHENIX SUN LLC

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

State of Illinois)
 County of McHenry) SS.

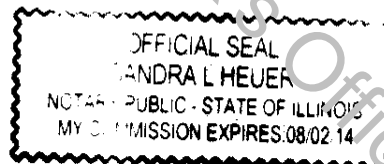
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Barbara Walters, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, 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 26th day of December 2012.

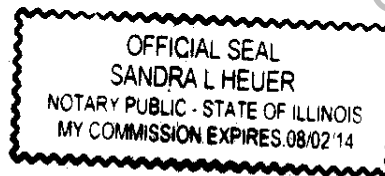
Sandra L Heuer
 Notary Public

My commission expired: 8-2-14



Send Subsequent Tax Bills to:
 Michael Maczka
 5230 North Kenmore Avenue, Unit 3C
 Chicago, Illinois 60640



Send Recorded Deed to:
 Michael Maczka
 5230 North Kenmore Avenue, Unit 3C
 Chicago, Illinois 60640




REAL ESTATE TRANSFER 12/27/2012

	COOK	\$11.50
	ILLINOIS:	\$23.00
	TOTAL:	\$34.50

14-08-211-048-1021 | 20121201605493 | UY6TA6

REAL ESTATE TRANSFER 12/27/2012

	CHICAGO:	\$172.50
	CTA:	\$69.00
	TOTAL:	\$241.50

14-08-211-048-1021 | 20121201605493 | HVPWZR

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