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Doc#: 0736242036 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2007 01:27 PM Pg: 1 of 3

SPECIAL
WARRANTY DEED
Statutory - Illinois

NA 1755

SPECIAL WARRANTY DEED

THE GRANTOR, 4436 N Damen LLC, an Illinois limited liability company, 1967 West Cullom, Unit G, Chicago, Illinois 60613, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the authority given by Members and Managers, CONVEYS to Kevin Carsten and Erin Chikaraishi, HUSBAND + WIFE * (enter marital status), the following described real estate situated in Cook County, Illinois; to wit:

* NOT AS JOINT TENANTS NOR AS TENANTS IN COMMON, but as tenants by the Entirety.
See Attached Legal Description

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNITS DESCRIBED THEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNITS 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.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

The Tenant of the Unit had no right of First Refusal.

SUBJECT TO: (a) general real estate taxes for the previous and current year not then due and for subsequent years including taxes which may accrue by reason of new or additional improvements; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record; (d) the Condominium Property Act; (e) the Plat; (f) the terms, provisions and conditions of the condominium documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws, building and building line restrictions, and ordinances; (h) public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; (i) streets and highways; (j) plats of dedication and plats of subdivision and covenants thereon thereto; and (k) installments of regular assessments due after this date established pursuant to the Declaration of Condominium.

to have and to hold said premises, forever as Tenants By The Entirety

P.I.N.: 14-18-134-019-0000
Address of real estate: 4438 N Damen Ave, Unit 2C Chicago, Illinois 60625

IN WITNESS WHEREOF, 4436 N Damen LLC, an Illinois limited liability company, has caused its name to be

1 of 2

LN

8424103

ASAR

CT

37

Box 334

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signed to these presents by its duly authorized agent and officer this 14 day of Dec., 2007.

4436 N Damen, LLC

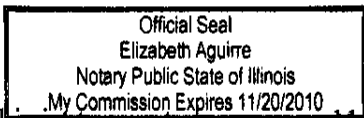
By: [Signature]
Its Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY THAT the Undersigned, a Manager of 4436 N Damen LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered said instrument on behalf of 4436 N Damen LLC, as his own free and voluntary act, for the uses and purposes therein set forth.

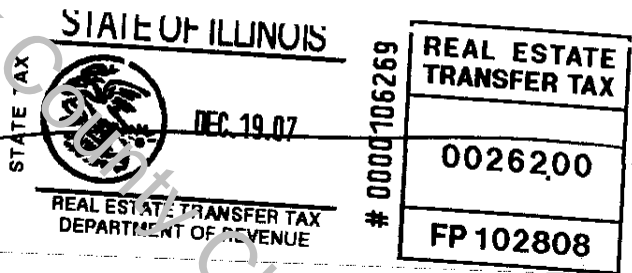
Given under my hand and notarial seal this 14th day of December, 2007.

[Signature]
NOTARY PUBLIC



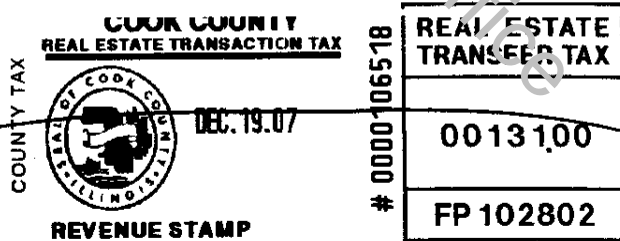
This instrument was prepared by:

Mohammed A. Nofal,
Langhenry, Gillen & Lundquist, LLC,
29 S. LaSalle St.,
Suite 720,
Chicago, Illinois 60603.



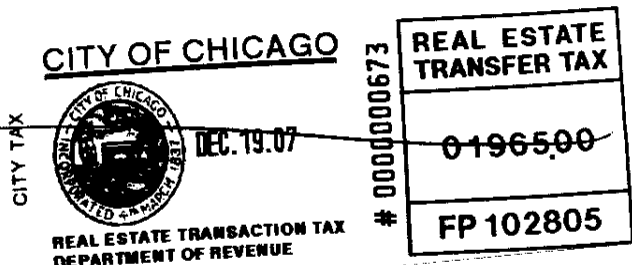
Send subsequent tax bills to:

KEVIN J. CARSTEN
4438 N. DAMEN, 2C
CHICAGO, IL 60625



Mail to:

Steven L. Nicholas
1060 Lake St
Hanover PK IL 60133



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LEGAL DESCRIPTION

UNIT 4438-2C IN THE ROBEY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL:

THE SOUTH 10 FEET OF LOT 3 AND ALL OF LOTS 4 AND 5 IN BLOCK 12 IN THE SUBDIVISION OF BLOCKS 6, 7 AND 12 IN COUNTY CLERKS DIVISION OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 18, 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 0730215070, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office