

# UNOFFICIAL COPY



Doc#: 0806057007 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/29/2008 08:24 AM Pg: 1 of 3

GIT (2/25)

Please return to:  
James E. Kostro  
4928 S. Cicero Avenue  
Chicago, IL 60638

Send subsequent tax bill to:  
Joana Young  
4454 S. St. Lawrence, #2  
Chicago, IL 60653

Prepared by:  
Wallace K. Moy  
53 W. Jackson, Suite 1564  
Chicago, Illinois 60604

4388247

2/3

## SPECIAL WARRANTY DEED

THE GRANTOR, 4454 S. ST. LAWRENCE, LLC., a limited liability company organized and existing under and by virtue of the law of the State of Illinois, of the City of Chicago, County of Cook, for and in consideration of Ten (\$10.00) Dollars, in hand paid, hereby grants, remises, and conveys to Joana Young, GRANTEE(S) of 1642 E. 56th Street, Chicago, Illinois, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, all of Grantor's right, title and interest in and to the following described real estate situated in Cook County, Illinois, to wit:

See attached legal

Subject to: (a) real estate taxes not yet due and payable; (b) covenants, conditions and restrictions of record; (c) easements existing or of record; (d) building, building line and use or occupancy restrictions; (e) acts done or suffered by Buyer; (f) applicable ordinances of the City of Chicago; (g) special taxes or assessments not yet levied; (h) rights of way for drainage titles, ditches, feeders and laterals, (i) common area encroachments, if any, and (j) Condominium declaration and by-law as recorded and amended.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee(s), Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the property hereby granted and may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the property, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Dated this 8th day of February, 2008

4450 S. St. Lawrence, LLC., a limited liability company

BY: 

DAN MARK, MANAGING MEMBER

3

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dan Mark, personally known to me to be the managing member of 4454 S. St. Lawrence, LLC., an limited liability company and same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he(they) signed, sealed and delivered the said instrument as his(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.


Given under my hand and official seal, this 8th day of February 2008

*Charles Chang*  
Notary Public, State of Illinois  
Commission Expires 02/28/11

*Charles Chang*  
Notary Public

STATE TAX

**STATE OF ILLINOIS**



FEB. 26. 08

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000045277

<b>REAL ESTATE TRANSFER TAX</b>
0026900
FP 103014

COUNTY TAX

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX



FEB. 26. 08


REVENUE STAMP

# 0000044962

<b>REAL ESTATE TRANSFER TAX</b>
0013450
FP 103017

CITY TAX

**CITY OF CHICAGO**



FEB. 26. 08

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000003827

<b>REAL ESTATE TRANSFER TAX</b>
0201750
FP 103018

# UNOFFICIAL COPY

## LEGAL

UNITS 2 AND P-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4454 SOUTH ST. LAWRENCE AVE. CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENTS NO. 0802515025. IN THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THERE WAS NO TENANTS AS THIS IS NEW CONSTRUCTION.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

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

P.I.N. 20-03-409-039-0000

Commonly known as: 4454 S. St. Lawrence Avenue, Unit 2  
Chicago, Illinois 60653