

UNOFFICIAL COPY

5-4
GIT

4388244(1/2)

Please return to:

Jeffrey S. Evens

5701 N. Ashland, #305

Chicago, IL 60660

Send subsequent tax bill to:

Jennifer Theisen

4454 S. St. Lawrence, #4

Chicago, IL 60653

Prepared by:

Wallace K. Moy

53 W. Jackson, Suite 1564

Chicago, Illinois 60604



Doc#: 0912847086 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/08/2009 01:47 PM Pg: 1 of 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 JENNIFER THEISEN
GRANTEE(S) of 2125 Dickenson, #202, 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 are, or 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 1st day of May, 2009.

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

City of Chicago

Dept. of Revenue

577978

05/01/2009 16:11 Batch 03107 94



Real Estate

Transfer Stamp

\$2,520.00

BY:

DAN MARK, MANAGING MEMBER

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LEGAL

UNITS 4 AND P-3 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 (*underlying*)

Commonly known as: 4454 S. St. Lawrence Avenue, Unit 4
Chicago, Illinois 60653