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4388244(16)

Please return to: Jeffrey S. Evens 5701 N. Ashland, #305 Chicago, IL 60660 Send subsequent tay bill to: Jennifer Theisen 4454 S. St. Lawrence, #4

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

Chicago, IL 60651



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 Pickension, #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 assessment; 1 ot 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), Crantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the property hereby granted a.e., 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.

 $,200^{9}.$ 1st day of Dated this

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

DAN MARK, MANAGING MEMBER

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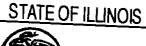
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, 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(t'ey) 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 office I seal, this 1st day of May 2009.

OFFICIAL SEAL CHARLENE CHANG NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:06/02/12

Notary Public





REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE







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LEGAL

UNITS 4 AND P-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST N 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 1/4 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