

UNOFFICIAL COPY

5-19-09

4388241 1/2



Doc#: 0914747023 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/27/2009 08:56 AM Pg: 1 of 3

Please return to:
Wayne Peter
1204 W. Chase, Unit 1N
Chicago, Illinois 60626

Send subsequent tax bill to:
Asa A. Slaughter, 3rd
4454 S. St. Lawrence, #1
Chicago, Illinois 60653

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

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 ASA A. SLAUGHTER, [REDACTED], GRANTEE(S) of 7600 S. May, Chicago, IL 60620, ~~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 here, 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 15th day of May, 2009

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

BY: _____
DAN MARK, MANAGING MEMBER

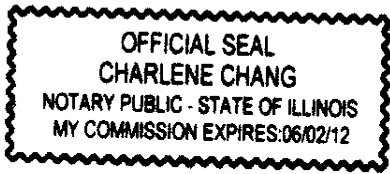
3

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

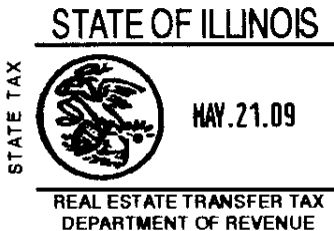
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dan Mark, personally known to me to be the managing member of 4454 S. St. Lawrence, LLC., an limited liability company and same person(s) whose name(s) subscribed to the foregoing instrument, appeared 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 15th day of May 2009.

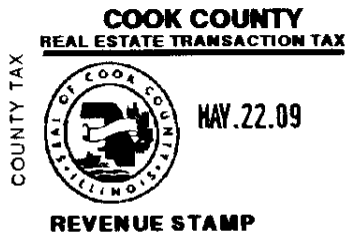


Charlene Chang
Notary Public

City of Chicago
Dept. of Revenue
578946
05/15/2009 16:19
Batch 13680
Real Estate
Transfer Stamp
\$2,420.25



# 0000048305	REAL ESTATE TRANSFER TAX
	0023050
	FP 103014



# 0000047996	REAL ESTATE TRANSFER TAX
	0011525
	FP 103017

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LEGAL

UNITS 1 AND P-1 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 1
Chicago, Illinois 60653