



Chicago Title Insurance Company

SPECIAL WARRANTY DEED
Joint Tenancy

Doc#: 1306641000 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/07/2013 09:36 AM Pg: 1 of 4

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THIS INDENTURE, made this 27 day of FEBRUARY, 2013 between 4351 South Lake Park, LLC an Illinois Limited Liability Company 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, party of the first part, and ERIC JEMISON & VENYAR DAVIS, not as tenants in common but as joint tenants with right of survivorship, parties of the second part, (GRANTEE'S ADDRESS) 4644 S. Prairie Lane, Unit 2N, Chicago, IL 60653.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Limited Liability Company, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED

SUBJECT TO: SEE ATTACHED

Permanent Real Estate Index Number(s): 20-02-400-017-0000, 20-02-400-018-0000, 20-02-400-019-0000
Address of Real Estate: 4355 South Lake Park Avenue, Unit 1S, Chicago, IL 60653

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, and attested by its Manager, the day and year first above written.

4351 South Lake Park, LLC

By: Lewis Korompilas, Manager

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S 2
SC Y
INT 2

Box 334

DT

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Lewis Korompilas, personally known to me to be the Manager of the 4351 South Lake Park, LLC, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority given by the Limited Liability Company, as his free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of February, 2013



[Handwritten Signature]

(Notary Public)

Prepared By: Howard J. Weiss
1416 Techny Road
Northbrook, IL 60062

Mail To: Anika Matthews, 7010 S. East End, #4, Chicago IL 60649

Name & Address of Taxpayer:
Eric Jemison and Venyar Davis
4355 South Lake Park Ave., #1S
Chicago, IL 60653

REAL ESTATE TRANSFER		02/27/2013
	COOK	\$173.00
	ILLINOIS:	\$346.00
	TOTAL:	\$519.00
20-02-400-017-0000 2013021604404 BEGNMN		

REAL ESTATE TRANSFER		02/27/2013
	CHICAGO:	\$2,595.00
	CTA:	\$1,038.00
	TOTAL:	\$3,633.00
20-02-400-017-0000 20130201604404 6XGLPV		

CHICAGO TITLE INSURANCE COMPANY
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COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1409 ST5137395 BNC

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT NUMBER 4355-1S IN THE 4351-55 SOUTH LAKE PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

SUBPARCEL A: THE SOUTH 20 FEET OF LOT 19 AND THE NORTH 8 FEET OF LOT 20 IN HIGGINS RESUBDIVISION OF NUTT'S LAKE SHORE SUBDIVISION IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBPARCEL B: THE SOUTH 17 FEET OF LOT 20 AND THE NORTH 15 FEET OF LOT 21 IN HIGGINS RESUBDIVISION OF LOTS 1, 2, AND 3 OF NUTT'S LAKE SHORE SUBDIVISION IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBPARCEL C: THE SOUTH 10 FEET OF LOT 21 AND THE NORTH 15 FEET OF LOT 22 IN HIGGINS RESUBDIVISION OF NUTT'S LAKE SHORE SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 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 1214329044, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE THE USE OF PARKING SPACE P-4, ~~AND STORAGE SPACE S-3~~, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE CONDOMINIUM DECLARATION AFORESAID RECORDED AS DOCUMENT 1214329044.



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subject to (i) general real estate taxes not yet due, (ii) special taxes or assessments for improvements not yet completed, (iii) applicable building and zoning ordinances, (iv) public, private and utility easements of record, (v) building lines and building laws or ordinances (vi) roads and highways, if any, (vii) party walls, if any, (viii) all rights, easements, restrictions, conditions and reservations contained in the Declaration, as amended from time to time, and a reservation by the Seller to itself and its successors and assigns, for the benefit of all Unit Owners at 4351-4355 South Lake Park Condominium of the rights and easements as set forth in the Declaration, (ix) acts done or suffered by Purchaser, (x) such other matters as to which the Title Insurer commits to insure the Purchaser(s) against loss or damage, (xi) encroachments, if any and (xii) covenants, conditions, restrictions, permits, easements and agreements of record.

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 PROERTY 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.