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THIS INSTRUMENT
PREPARED BY:
Vasili P. Liosatos
KOVITZ SHIFRIN NESBIT
175 N. Archer Avenue
Mundelein, Illinois 60060

Doc#: 2132739155 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/23/2021 10:57 AM Pg: 1 of 5

Dec ID 20211101637378
ST/CO Stamp 1-385-880-720 ST Tax \$154.00 CO Tax \$77.00
City Stamp 1-762-319-504 City Tax: \$1,617.00



21NW7143801
NSP

FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED is made as of this 23 day of APRIL, 2021, by Kevin P. Thomas and Yvonne M. Edwards-Thomas, husband and wife, as joint tenants ("Grantor"), having an address of 1225 Main St., Evanston, IL 60202 to 4516 Bowser LLC, an Illinois limited liability company ("Grantee"), having an address of 1847 N Cleveland Ave, Apt 4, Chicago, Illinois 60614.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

Common street address: **4516 S. Vincennes Avenue, Unit 1N, Chicago, IL 60653**
Parcel Identification Number (PIN): **20-03-414-036-1001**

together with all and singular the 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 Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2019 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

This is not homestead property.

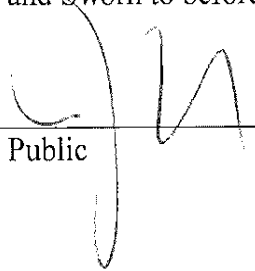
This instrument may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

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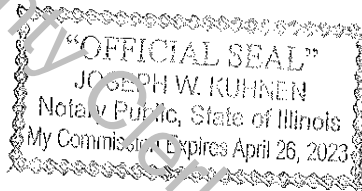
Remote Notarization Certification

I, JOSEPH W. KUHNEN, a notary in and for the County of COOK, State of Illinois, hereby certify that while I was physically present in the state of Illinois, KEVIN P. THOMAS AND YVONNE M. EDWARDS-THOMAS (name/s of person/s), also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the Deed (document) consisting of 4 pages, to which this Remote Notarization Certification page is attached to and made a part thereof.

Signed and Sworn to before me 4/23/2021.



 Notary Public



Commission Expires:

(Seal)

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1N IN THE 4516 S. VINCENNES AVENUE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 10 THE SNOW AND DICKINSON'S SUBDIVISION OF LOT 2 IN CLEAVER AND TAYLOR'S SUBDIVISION OF THE NORTH 1/2 OF SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1/2 OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 3, 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 NUMBER 0030127122; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4 AND STORAGE SPACE S-4 ALL AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0030127122.

MAIL AFTER RECORDING TO:

PROSPECT LAW GROUP LLC
41 S PROSPECT AVE #201
PARK RIDGE, ILLINOIS 60068

MAIL TAX BILLS TO:

4516 BOWSER LLC
1847 N CLEVELAND AVE APT 4
CHICAGO, ILLINOIS 60614