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Doc#: 2132739159 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/23/2021 10:57 AM Pg: 1 of 5

Dec ID 20211101638455
ST/CO Stamp 0-600-038-544 ST Tax \$154.00 CO Tax \$77.00
City Stamp 1-976-753-296 City Tax: \$1,617.00

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



21 NW 714 3805 N 5D

1/1

FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED is made as of this 26th day of April, 2021, 2021, by Tremayne McPherson, a married person ("Grantor"), having an address of 424 E. 44th St., Chicago, IL 60653 to 4516 Bowser LLC, an Illinois limited liability company ("Grantee"), having an address of 1347 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 3N, Chicago, IL 60653**
Parcel Identification Number (PIN): **20-03-414-036-1005**

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.

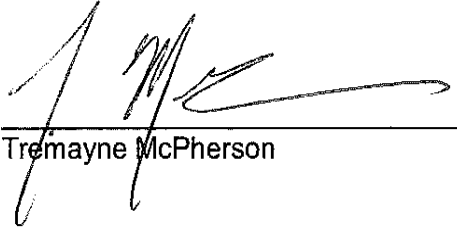
This is not homestead property.

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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IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Special Warranty Deed as of the day and year first above written.

Grantor:



Tremayne McPherson

STATE OF _____)
 COUNTY OF _____) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Tremayne McPherson**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

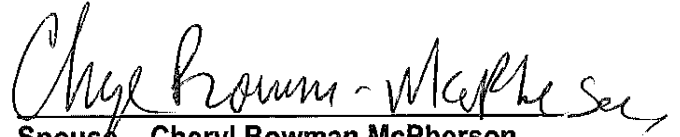
Given under my hand and notarial seal this _____ day of _____, 2021.

NOTARY PUBLIC
 My commission expires: _____

Property of Coconino County Clerk's Office

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Dated this 26th day of April, 2021


Spouse – Cheryl Bowman McPherson
is signing solely to waive homestead rights
and is not a grantor

STATE OF _____)
) SS.
COUNTY OF _____)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Cheryl Bowman McPherson**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 2021.

NOTARY PUBLIC
My commission expires: _____

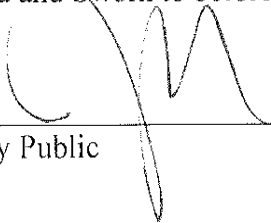
Property of Cool Security Clerk's Office

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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, TREMAYNE MCPHERSON AND CHERYL BOWMAN MCPHERSON (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 4/26/2021.



 Notary Public



Commission Expires:

(Seal)

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 3N 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 35 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 P2 AND STORAGE SPACE S2 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