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

Doc#: 2132739160 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/23/2021 10:57 AM Pg: 1 of 3

Dec ID 20211101638466
ST/CO Stamp 1-009-245-328 ST Tax \$154.00 CO Tax \$77.00
City Stamp 0-557-112-464 City Tax: \$1,617.00

FOR RECORDER'S USE ONLY

21 NW 7143806 USD
1/1
SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED is made as of this 26th day of April, 2021, by Erin K. Biebuyck and Daniel R. Potts, a married couple, as joint tenants ("Grantor"), having an address of 1101 E. 56th St., #W216, Chicago, IL 60632 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 3S, Chicago, IL 60653**
Parcel Identification Number (PIN): **20-03-414-036-1036**

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:

Daniel R. Potts
Daniel R. Potts

STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Daniel R. Potts**, 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 26 day of April, 2021.

[Signature]
NOTARY PUBLIC
My commission expires: 3/11/24



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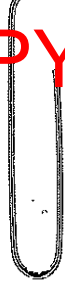


EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

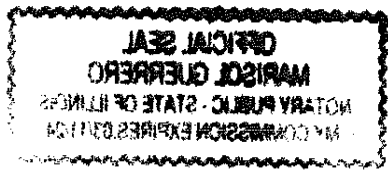
UNIT 3S IN THE 4516 S. VINCENNES AVENUE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

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-5 AND STORAGE SPACE S-5 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

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