

# UNOFFICIAL COPY

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4755/0012 38 001 Page 1 of 3

2001-11-05 11:00:23

Cook County Recorder 25.50

Special Warranty Deed  
Statutory (ILLINOIS)



THE GRANTOR, PRAIRIE AND CULLERTON  
L.L.C., an Illinois Limited Liability Company,  
for and in consideration of TEN and 00/xx  
DOLLARS, in hand paid, CONVEYS and  
WARRANTS to

BRIAN MURPHY and JENNIFER VAN SWOL,  
Not as Tenants in Common, but as Joint Tenants with Rights of Survivorship, the following described Real  
Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT 1

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to  
the subject unit and parking space described herein, the rights and easements for the benefit of said unit and  
parking space set forth in the declaration of condominium; and grantor reserves to itself, its successors and  
assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described  
therein.

Subject to : (a) conditions and restrictions of record; (b) public utility easements and roads and highways, if  
any; (c) special governmental taxes or assessment (d) general taxes for the year \_\_\_\_\_ and subsequent  
years (e) all rights, easements, covenants, restrictions, and reservations contained in the condominium  
declaration the same as though the provisions of said declaration were recited and stipulated at length  
herein.

Permanent Real Estate Index Number (s): SEE ATTACHED EXHIBIT 1

Address of Real Estate: Prairie Ave Lofts, Unit # 417, P.S. 101 221 E. Cullerton, Chicago, Illinois 60616

PRAIRIE AND CULLERTON L.L.C.

DATED this 22<sup>nd</sup> day of October, 2001

BY Warren N. Barr III  
WARREN N. BARR III  
Manager

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public in and for said  
County, in the State aforesaid, DO HEREBY CERTIFY that

WARREN N. BARR III

personally known to me to be the same person whose name is subscribed to the  
foregoing instrument, appeared before me this day in person, and acknowledged  
that he signed, sealed, and delivered the said instrument as his 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 22<sup>nd</sup> day of October, 2001.

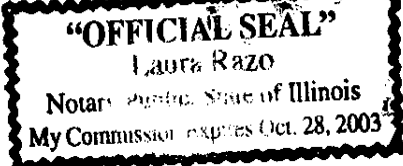
Commission expires 10-28-2003.

Laura Razo  
NOTARY PUBLIC

PREPARED BY: David A. Cuomo & James R. Brown, 3343 S. Halsted St., Chicago, Illinois 60608

MAIL TO: Ron Hirst, Attorney At Law, 200 W. Madison, Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILL TO: Brian Murphy, Unit # 417, 221 E. Cullerton, Chgo. IL 60616



STEWART TITLE OF ILLINOIS  
2 NORTH LaSALLE STREET, SUITE 1920  
CHICAGO, IL 60602

179899  
668621

MAIL  
TO

EXHIBIT I  
LEGAL DESCRIPTION FOR UNIT 417, PARKING SPACE 101,  
PRAIRIE AVE LOFTS, 221 E. CULLERTON, CHICAGO, ILLINOIS 60616.

Lot 417 and parking space 101 together with its undivided percentage interest in the common elements in Prairie and Cullerton Lofts Condominium, as delineated and defined in the Declaration recorded as document number 0011008039 in the Southwest 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.'s affected: 17-22-315-002 South 23 ft. of Lot 6  
17-22-315-003  
17-22-315-004

City of Chicago  
Dept. of Revenue  
264549  
11/05/2001 10:24 Batch 11872 12



Real Estate  
Transfer Stamp  
\$1,717.50

REAL ESTATE  
TRANSFER TAX  
00287.50  
FP326660

STATE OF ILLINOIS  
STATE TAX  
NOV.-5.01  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

COUNTY TAX  
REVENUE STAMP  
NOV.-5.01  
REAL ESTATE TRANSACTION TAX  
COOK COUNTY

FP326670  
00143.75  
REAL ESTATE  
TRANSFER TAX  
# 0000066340

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Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Property of Cook County Clerk's Office