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2001-11-05 11:36:02

Cook County Recorder ; 25.50



0011037066

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

DONALD SIPPEL and KELLY McFADDEN,

Not as Tenants in Common, or Joint Tenants, but as Tenants by the Entirety 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 # 418, P.S. 31, 221 E. Cullerton, Chicago, Illinois 60616

PRAIRIE AND CULLERTON L.L.C.

DATED this 24th 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 24th day of October, 2001.

Commission expires 10-28 20 03.

Laura Pope
NOTARY PUBLIC

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

MAIL TO: Jennifer L. Edlund, Attorney At Law, 444 N. Northwest Highway, Park Ridge, IL 60068

MAIL TO: SEND SUBSEQUENT TAX BILL TO: Kelly McFadden, Unit # 418, 221 E. Cullerton, Chgo., IL 60616



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


179912


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EXHIBIT I
LEGAL DESCRIPTION FOR UNIT 418, PARKING SPACE 81,
PRAIRIE AVE LOFTS, 221 E. CULLERTON, CHICAGO, ILLINOIS 60616.


Unit 418 and parking space 81 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 001103039, in the Southwest ¼ of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

- P.I.N.'s affected:
- 17-22-314-017
 - 17-22-314-018
 - 17-22-315-019
 - 17-22-315-001
 - 17-22-315-002
 - 17-22-315-003
 - 17-22-315-004
 - 17-22-315-005

STATE TAX	STATE OF ILLINOIS	# 0000033223	REAL ESTATE TRANSFER TAX
	 NOV.-5.01		0000050
	<small>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</small>		FP326660

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000066349	REAL ESTATE TRANSFER TAX
	 NOV.-5.01		0015350
	<small>REVENUE STAMP</small>		FP326670

STATE TAX	STATE OF ILLINOIS	# 0000033222	REAL ESTATE TRANSFER TAX
	 NOV.-5.01		0030650
	<small>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</small>		FP326660

City of Chicago  Real Estate
 Dept. of Revenue Transfer Stamp
 264556 \$2,302.50
 11/05/2001 10:25 Batch 11872 12

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