

UNOFFICIAL COPY

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11/27/0056 27 001 Page 1 of 3
2002-01-11 09:53:12
Cook County Clerk's Office 47.50

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



300

James Lowder and Patrice Lowder, together as joint tenants as to an undivided one half interest, and Harriett Miller as to the other one half interest, as tenants in common.

SEE ATTACHED EXHIBIT I

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 2001 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 I

Address of Real Estate: Prairie Ave Lofts, Unit # 704 P.S. 79, 221 E. Cullerton, Chicago, Illinois 60616

PRAIRIE AND CULLERTON L.L.C.

DATED this 27th day of December, 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

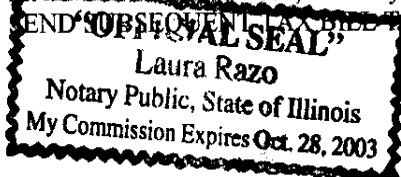
WARREN N. BARR III

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 27th day of December, 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
BY: Peter Johnson, Attorney At Law, 330 N. Wabash Ave. Suite 2905, Chicago, IL 60611
SEND TO: Patrice Lowder, Unit # 704, 221 E. Cullerton, Chgo, IL 60616



and
James Lowder



STEWART
2 NORTH LA SALLE ST. SUITE 1820
CHICAGO, IL 60606

519081

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EXHIBIT I
FOR UNIT 704 PARKING SPACE 79,
PRAIRIE AVE LOFTS, 221 E. CULLERTON, CHICAGO, ILLINOIS 60616.

Unit 704 and parking space 79 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, recorded October 29th, 2001, 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
 - 17-22-314-019
 - 17-22-315-001
 - 17-22-315-002
 - 17-22-315-003
 - 17-22-315-004
 - 17-22-315-005

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



DEC. 31. 01

REVENUE STAMP


REAL ESTATE TRANSFER TAX

0005850

FP 102810

STATE OF ILLINOIS

STATE TAX



DEC. 27. 01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


REAL ESTATE TRANSFER TAX

0025700

FP 102804

STATE OF ILLINOIS

STATE TAX



JAN. - 8. 02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


REAL ESTATE TRANSFER TAX

0002800

FP 102804

CITY TAX

CITY OF CHICAGO



JAN. - 8. 02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002112

FP 102807

02 135.50

REAL ESTATE TRANSFER TAX


REAL ESTATE TRANSFER TAX

0008350

FP 102810

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JAN. - 8. 02

REVENUE STAMP

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Grantor also hereby grants to the grantee, its successors and assigns, all 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.

COOK COUNTY
CLERK

Property of Cook County Clerk's Office

0020046386