



0020160544

This instrument drafted by:
Michael J. Sreenan
853 North Elston Ave.
Chicago, Illinois 60622

WARRANTY DEED

This indenture, made October 3, 2001 between South Prairie, L.L.C., an Illinois limited liability company ("Grantor") John L. Ambrogi

_____ ("Grantee"),
whose address is: 1934-2 S. Prairie , Unit 24, Chicago, IL 60616.

Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is acknowledged, does hereby grant, sell, convey and warrant unto the Grantee the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

LEGAL DESCRIPTION:

PARCEL 1: UNIT 24 IN THE COMMONWEALTH ON PRAIRIE AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
PART OF LOT 4 IN BLOCK 13 IN ASSESSORS DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF LOTS 12 THROUGH 17 IN BLOCK 4 IN WILLIAM JONES' ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 4 AFORESAID 54.62 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 50 MINUTES 55 SECONDS EAST 50.18; THENCE NORTH 00 DEGREES 00 MINUTES 00 EAST 72.86 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 EAST 25 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 37.0 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 25.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 72.70 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 24 SECONDS WEST 50.10 FEET TO THE WEST LINE OF TRACT; THENCE SOUTH 00 DEGREES 01 MINUTES 34 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT 182.53 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010912803, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-24, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010912803.

Handwritten notes and signatures on the left margin, including "CT", "Ball", "796030 D", and "N".

Handwritten number "30" on the right margin.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2025-01-13 10:00 AM

Commonly known as 1934-2 S. Prairie Avenue, Chicago, Illinois 60616. Permanent Index Numbers: 17-22-308-038-0000 , 17-22-308-039-0000, 17-22-308-040-0000, 17-22-308-041-0000

Grantor also hereby grants to the Grantee, and the successors and assigns of Grantee, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration Of Covenants, Conditions, Restrictions and Easements, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

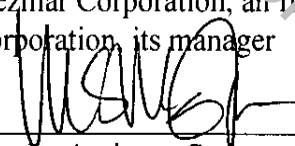
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

To Have And To Hold the same unto the Grantee as aforesaid and to the proper use, benefit and behoof of the Grantee forever.

In Witness Whereof, the Grantor has executed this Deed as of the date first above written.

South Prairie, L.L.C.
an Illinois limited liability
company

By: Rezmar Corporation, an Illinois
corporation, its manager

By: 
Its Assistant Secretary

