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2099/0075 50 001 Page 1 of 5

2002-03-26 11:58:24

Cook County Recorder

29.50

WARRANTY DEED

STATUTORY (ILLINOIS)  
CORPORATION TO INDIVIDUAL



0020341938

11010203413 Pg 2 of 5

THE GRANTOR, PRAIRIE PLACE LIMITED PARTNERSHIP, an Illinois Limited Partnership, for and in consideration of the sum of TEN and 00/100 -----DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

DENNIS R. JUDD and NAN KAMMANN-JUDD  
of 800 S. WELLS #530, CHICAGO, IL 60607

not in Tenancy in Common, nor in joint tenancy but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-22-110-026, -028 and -030

Address of Real Estate: 1439-D SOUTH PRAIRIE AVENUE, Chicago, IL 60605

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Stacey L. Thomas, Vice President of MCL Ventures, Inc., an Illinois Corporation, its general partner of MCL Ventures, Inc., this 15th day of March, 2002.

PRAIRIE PLACE LIMITED PARTNERSHIP,  
an Illinois Limited Partnership

By: MCL Ventures, Inc., an Illinois corporation,  
its General Partner

By:   
Stacey L. Thomas, Vice President

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State of Illinois, County of COOK, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Stacey L. Thomas, personally known to me to be the Vice President of MCL Ventures, Inc., an Illinois Corporation, general partner of Prairie Place Limited Partnership, an Illinois Limited Partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President appeared before me this day in person and acknowledged that she signed and delivered said instrument pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, on March 15, 2002.

IMPRESS  
NOTARIAL SEAL  
HERE

0020341938

*Lyn Walsh*  
Notary Public

"OFFICIAL SEAL"  
LYN WALSH  
Notary Public, State of Illinois  
My Commission Expires 09/19/04

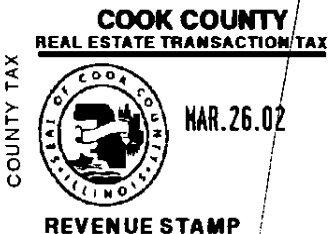
9/19/04

My Commission Expires

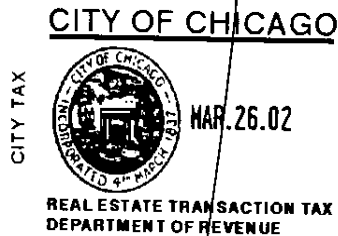
This instrument was prepared by MCL Companies, 455 E. Illinois Street, Suite 565, Chicago, Illinois 60611.

Mail to: Louis Reiff  
309 W. WASHINGTON  
Suite 900  
Chicago IL 60606

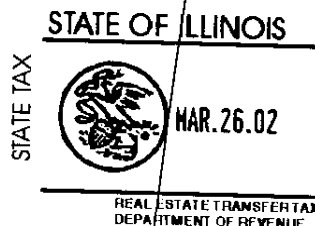
Send subsequent Tax Bill To: \_\_\_\_\_  
Dennis R. Suter  
1439 D South Prairie Avenue  
Chicago IL 60605



# 0000001839  
REAL ESTATE  
TRANSFER TAX  
0025800  
FP326657



# 0000003657  
REAL ESTATE  
TRANSFER TAX  
0387000  
FP326675



# 0000003978  
REAL ESTATE  
TRANSFER TAX  
0051600  
FP326703

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Exhibit A

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Parcel 1:

Unit 74 in Prairie Place Condominium as delineated on the plat of survey of the following described parcel of real estate:

That part of Lot 2 in Prairie Place Townhomes Subdivision being a subdivision in the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at the Northeast corner of Lot 1 in said subdivision; thence North 00 degrees 01 minutes 19 seconds East along the Northerly extension of the East line of said Lot 1 for a distance of 56.00 feet; thence South 89 degrees 58 minutes 41 seconds East 102.21 feet; thence South 00 degrees 01 minutes 19 seconds West 124.00 feet; thence North 89 degrees 58 minutes 41 seconds West 102.21 feet to the East line of said Lot 1, thence North 00 degrees 01 minutes 19 seconds East along said East line 68.00 feet thereon to the point of beginning, in Cook County, Illinois.

Also

That part of Lot 2 in Prairie Place Townhomes Subdivision, being a subdivision in the Northwest fractional quarter of section 22, township 39 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at the Northeast corner of Lot 1 in said subdivision; thence North 00 degrees 01 minutes 19 seconds East along the Northerly extension of the East line of said Lot 1 for a distance of 175.00 feet to the North line of Lot 2; thence North 89 degrees 58 minutes 41 seconds West along said North line 75.0 feet to the Northwest corner of Lot 2; thence South 00 degrees 01 minutes 19 seconds West along the West line of Lot 2 aforesaid 175.0 feet to the Northwest corner of Lot 1; thence South 89 degrees 58 minutes 41 seconds East along said North line 75.0 feet to the point of beginning, in Cook County, Illinois.

Also

That part of Lot 2 in Prairie Place Townhomes Subdivision together with part of the former lands of the Illinois Central Railroad in the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: commencing at the Northeast corner of Lot 1 in Prairie Place Townhomes Subdivision aforesaid; thence South 00 degrees 01 minutes 19 seconds West 68 feet along the East line of said Lot 1; thence South 89 degrees 58 minutes 41 seconds East 102.21 feet to the point of beginning; thence continuing South 89 degrees 58 minutes 41 seconds East 101.21 feet; thence North 00 degrees 12 minutes 58 seconds West 24.18 feet; thence Northwesterly 99.92 feet along the arc of a circle convex Northeasterly and having a radius of 1,400.69 feet (the chord of said arc bearing North 02 degrees 15 minutes 36 seconds East 99.90 feet); thence North 89 degrees 58 minutes 41 seconds West 97.13 feet; thence South 00 degrees 01 minutes 19 seconds West 124 feet to the point of beginning, in Cook County, Illinois.

Also

The East 122.07 feet of the West 197.07 feet of the North 119.0 feet of Lot 2 in Prairie Place Townhomes Subdivision in the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Also

That part of Lot 2 in Prairie Place Townhomes Subdivision together with that part of the former lands of the Illinois Central Railroad in the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as: commencing at the Northwest corner of said Lot 2; thence South 89 degrees 58 minutes 41 seconds East 197.07 feet along the North of said Lot 2 to the point of beginning; thence continuing South 89 degrees 58 minutes 41 seconds East 64.48 feet; thence South 06 degrees 22 minutes 54 seconds East 68.86 feet; thence Southeasterly 50.80 feet along the arc of a circle convex Northeasterly and having a radius of 1,400.69 feet (the chord of said arc bearing South 05 degrees 20 minutes 33 seconds East 50.80 feet); thence North 89 degrees 58 minutes 41 seconds West 77.27 feet; thence North 00 degrees 01 minutes 19 seconds East 119.00 feet to the point of beginning, in Cook County, Illinois.

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Also

Lot 1 in Prairie Place Townhomes Subdivision, being a subdivision in the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, recorded March 3, 1995 as Document Number 95150205, in Cook County, Illinois.

Also

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That part of Lot 2 in Prairie Place Townhomes Subdivision in the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at the Southwest corner of Lot 1 in Prairie Place Townhomes Subdivision aforesaid; thence South 25 degrees 15 minutes 18 seconds East along the Southwesterly line of Lot 2 aforesaid 178.23 feet to a point of curve therein; thence Southeasterly along said Southwesterly line being an arc of a circle convex Northeasterly and having a radius of 316.0 feet for a distance of 72.92 feet to the Southwest corner of said Lot 2; thence South 89 degrees 58 minutes 41 seconds East along the South line of said Lot 2 for a distance of 101.05 feet; thence North 25 degrees 15 minutes 18 seconds West 312.19 feet; thence North 89 degrees 58 minutes 41 seconds West 20.78 feet to the East line of lot aforesaid; thence South 00 degrees 01 minute 19 seconds West along said East line 30.32 feet to the Southeast corner of Lot 1; thence South 64 degrees 44 minutes 42 seconds West 51.27 feet to the point of beginning, in Cook County, Illinois.

Also

That part of Lot 2 in Prairie Place Townhomes Subdivision together with part of the former lands of the Illinois Central Railroad in the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as: commencing at the Northeast corner of Lot 1 in Prairie Place Townhomes Subdivision aforesaid; Thence South 00 degrees 01 minutes 19 seconds West along the East line of Lot 1 aforesaid 68.0 feet to the point of beginning; Thence South 89 degrees 58 minutes 41 seconds East 203.42 feet; Thence South 00 degrees 12 minutes 58 seconds East 141.61 feet; Thence Southeasterly along an arc of a circle convex Southwesterly and having a radius of 1464.69 feet, an arc distance of 209.58 feet (the chord of said arc bearing South 04 degrees 18 minutes 55 seconds East 209.41 feet); Thence South 08 degrees 24 minutes 46 seconds East 56.50 feet to the South line of Lot 2 aforesaid; Thence North 89 degrees 58 minutes 41 seconds West along said South line 74.05 feet; Thence North 25 degrees 15 minutes 18 seconds West 312.19 feet; Thence North 89 degrees 58 minutes 41 seconds West 20.78 feet to the East line of Lot 1 aforesaid; Thence North 00 degrees 01 minutes 19 seconds East along said East line 124.0 feet to the point of beginning, in Cook County, Illinois

Which plat of survey is attached as exhibit "E" to the Declaration of Condominium recorded April 29, 1996 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 96318235, as amended by the Correction to Declaration recorded in the recorder's office on May 21, 1996, as Document Number 96385673, and amended by the First Amendment recorded in the Recorder's Office on November 25, 1996 as Document Number 96895524, and amended by the Second amendment recorded in the Recorder's Office on December 1, 1997 as Document Number 97895567, amended by the Third Amendment recorded in the Recorder's Office on January 29, 1998 as Document Number 98078404, amended by the Fourth Amendment recorded in the Recorder's Office on June 23, 1998 as Document Number 98536091, amended by the Fifth Amendment recorded in the Recorder's Office on November 30, 1999 as Document Number 09118593, amended by the Sixth Amendment recorded in the Recorder's Office on December 19, 2001 as document number 0011209683, as amended from time to time; together with its undivided percentage interest in said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey.

Parcel 2:

Non-exclusive easement for the benefit of Parcel 1 for ingress and egress over, upon and across the easement parcel as created and set out in the Grant of Easement dated December 20, 1994 and recorded December 29, 1994 as document number 04080035

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GRANTOR ALSO HEREBY GRANTS TO 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 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 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; REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION OF CONDOMINIUM AND A RESERVATION BY PRAIRIE PLACE CONDOMINIUM ASSOCIATION (THE "ASSOCIATION") AS AMENDED TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; UTILITY EASEMENTS OF RECORD, PROVIDED THE PREMISES DOES NOT ENCROACH THERON; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT"); AND SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE

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County Clerk's Office