

UNOFFICIAL COPY

0020846772

7787/0051 10 001 Page 1 of 3
2002-08-02 09:07:35
Cook County Recorder 25.50

10/4
224355
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



ANDREA L. PARSONS, as a single person,
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT NO. 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 2002 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 # 313, 221 E. Cullerton, Chicago, Illinois 60616

DATED this 31st day of July, 2002

PRAIRIE AND CULLERTON L.L.C.

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

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

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

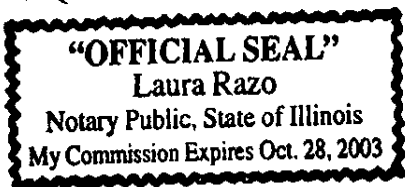
WARREN N. BARR III

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.

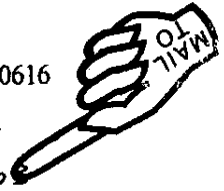
Given under my hand and official seal, this 31st day of July, 2002.
Commission expires 10-28 2003

Laura Razo
NOTARY PUBLIC

PREPARED BY: David A. Cuomo & James R. Brown, 3343 S. Halsted St., Chicago Illinois 60608
MAIL TO: Neal Ross, Attorney At Law, 233 E. Erie, Suite 203, Chicago, Illinois 60611
SEND SUBSEQUENT TAX BILL TO: Andrea L. Parsons, Unit # 313, 221 E. Cullerton, Chgo IL 60616



MAIL TO:
NEAL ROSS, ATTY
233 E. ERIC #203
CHICAGO, IL 60611




UNOFFICIAL COPY


EXHIBIT I
FOR UNIT 313 PARKING SPACE N/A
PRAIRIE AVE LOFTS, 221 E. CULLERTON, CHICAGO, ILLINOIS 60616

Unit 313 together with its undivided percentage interest in the common elements in Prairie Avenue 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

CITY TAX

CITY OF CHICAGO
AUG. 1.02
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000003924
REAL ESTATE TRANSFER TAX
01237.50
FP 102807

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 1.02
REVENUE STAMP

0000007378
REAL ESTATE TRANSFER TAX
00082.50
FP 102810

STATE TAX

STATE OF ILLINOIS
AUG. -1.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000007371
REAL ESTATE TRANSFER TAX
00165.00
FP 102804

20846772

UNOFFICIAL COPY

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 also hereby 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 herein.

Property of Cook County Clerk's Office

20846772