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0311302018

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/23/2003 08:59 AM Pg: 1 of 3

WARRANTY DEED Illinois Statutory

THIS INDENTURE, made as of this 17th day of March, 2003, between **4548 S. PRAIRIE, L.L.C., an Illinois limited liability company** ("Grantor") and **SEAN HARDEN**, as Grantee, whose address is 8209 South Evans, Chicago, Illinois 60619, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, his/her successors and assigns, FOREVER, all the following described real estate ("Real Estate"), situated in the County of Cook, State of Illinois known and described as follows, to-wit:

3
AA

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY ADDRESS: 4548 South Prairie, Unit 2 and P-2, Chicago, Illinois 60653

PERMANENT PROPERTY INDEX NO: 20-03-315-035

P.N.T.M.

Together with all and singular the hereditments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, his/her successors and assigns forever.

Grantor also hereby grants to the Grantee, his/her successors and assigns, as rights and easements appurtenant to the above described Real Estate, 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.

Grantor further covenants that the Tenant of the Unit failed to exercise the option to purchase the Unit.

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THIS INSTRUMENT IS SUBJECT TO: general real estate taxes not yet due and payable; easements, covenants, restrictions and building lines of records; encroachments, if any, which do not effect the use of the Unit(s) as a residence as applicable; applicable City of Chicago zoning, condominium and building laws or ordinances; acts done or suffered by Purchaser; Condominium Property Act of Illinois; Declaration of Condominium ("Declaration") and all amendments thereto; existing leases to Unit(s), if any; liens and other matters over which the title insurer provided for herein commits to insure by endorsement; existing leases, licenses and agreements affecting the Common Elements; utility easements, if any, whether recorded or unrecorded; installments due after Closing for assessments levied pursuant to the Declaration.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents by its duly authorized Manager this 20th day of March, 2003.

4548 S. PRAIRIE, L.L.C.,
An Illinois limited liability company

BY *Mario Tharpe*
Mario Tharpe, Its 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 Mario Tharpe, Manager of 4548 S. PRAIRIE, L.L.C., an Illinois Limited Liability Company, 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 on behalf of the Limited Liability Company for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th of March, 2003.

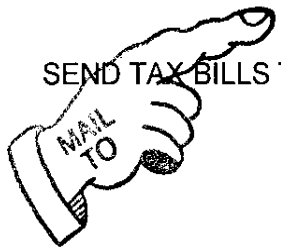
My Commission expires _____

"OFFICIAL SEAL"
PATRICIA A. WHITESIDE
Notary Public, State of Illinois
My Commission Expires 03/27/07
Patricia Whiteside
Notary Public

This instrument was prepared by Newman & Boyer, 900 Maple Road, Homewood, Illinois 60430

MAIL TO: Sean Harden, 4548 S. Prairie, Unit 2, Chicago, IL 60653

SEND TAX BILLS TO: Sean Harden, 4548 S. Prairie, Unit 2, Chicago, IL 60653





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EXHIBIT A


LEGAL DESCRIPTION


UNIT 2 AND P-2 IN 4548 CONDOMINIUMS AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 1/2 OF LOT 15 IN HURLBURT'S SUBDIVISION OF LOTS 6 AND 7 IN CLEAVER AND TAYLOR'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 WITH THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 13, 2003 AS DOCUMENT NO. 0030351620 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


0 2 7 3 4 6
 0 8 3 4 7 3
 Cook County
REAL ESTATE TRANSACTION TAX
 REVENUE STAMP MAR20'03 P.B. 10848  95.75

0 8 3 4 7 3
 0 8 3 4 7 3
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
 MAR20'03 DEPT. OF REVENUE  99.00

0 2 7 3 4 6
 0 8 3 4 7 4
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE MAR20'03 P.B. 11196  478.75

0 8 3 4 7 3
 0 8 3 4 7 4
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
 MAR20'03 DEPT. OF REVENUE  92.50

0 8 7 3 4 7
 0 8 3 4 7 4
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE MAR20'03 P.B. 11196  478.75

0 8 7 3 4 8
 0 8 3 4 7 4
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE MAR20'03 P.B. 11196  478.75