

# UNOFFICIAL COPY



0321826008

Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 08/08/2003 08:50 AM Pg: 1 of 4

**WARRANTY DEED**  
STATUTORY (ILLINOIS)  
LIMITED LIABILITY COMPANY  
TO INDIVIDUAL

01031731/55/100  
GRANTOR, Prairie House at Central Station L.L.C., an Illinois limited liability company, 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

*now known as MARY KATHLEEN O'LEARY*  
MARY KATHLEEN MCCLUSKEY<sup>KATHLEEN</sup> and JAMES T. O'LEARY ("Grantee")  
of 910 S. MICHIGAN AVE., UNIT 1806, CHICAGO, IL 60605

not in Tenancy in Common, ~~but~~ *not* in JOINT TENANCY, *but as tenants in the entirety* the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(SEE LEGAL DESCRIPTION SET FORTH IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF).

SUBJECT TO the matters set forth in Exhibit A attached hereto.

Permanent Real Estate Index Number(s): 17-22-110-029

Address of Real Estate: 1515 S. PRAIRIE AVENUE, UNITS 816, P-56  
Chicago, IL 60605

IN WITNESS WHEREOF, said Grantor has executed this deed this 20th day of May, 2003.

Prairie House at Central Station L.L.C.,  
an Illinois limited liability company

By: Prairie House at Central Station Corporation,  
an Illinois corporation, managing member

By: *Michael Spyratos*  
Michael Spyratos, Vice President

Attest: *Kathleen M. LaMantia*  
Kathleen M. LaMantia, Assistant Secretary

Near North National Title Corp  
222 North LaSalle Street  
Chicago, Illinois 60601

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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1: UNIT 816 AND P-56 IN THE PRAIRIE HOUSE AT CENTRAL STATION CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF 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 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 22; THENCE SOUTHERLY 66.49 FEET ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06 00'21" EAST 66.37 FEET TO A POINT OF TANGENCY; THENCE CONTINUING SOUTH ALONG SAID EAST LINE 371.0 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 15TH PLACE; THENCE SOUTH 89 58'41" EAST 232.93 FEET ALONG SAID EXTENSION; THENCE NORTH 08 24'46" WEST 441.78 FEET; THENCE NORTH 89 58'34" WEST 175.10 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 22; THENCE SOUTHERLY 65.38 FEET ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06 06'23" EAST, A DISTANCE OF 65.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY 1.11 FEET ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE BEING AN ARC OF A CIRCLE CONVEX EASTERLY HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 00 04'42" EAST, A DISTANCE OF 1.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 01'19" WEST ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE, 197.59 FEET; THENCE SOUTH 89 58'41" EAST 41.72 FEET; THENCE NORTH 00 01'19" EAST 198.69 FEET; THENCE NORTH 89 58'41" WEST 41.72 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 0030163876, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.


PARCEL 2:  
EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 3, 2003 AS DOCUMENT NUMBER 0030163876.


SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE PREVIOUS AND CURRENT YEAR NOT THEN DUE AND FOR SUBSEQUENT YEARS, INCLUDING TAXES WHICH MAY ACCRUE BY REASON OF NEW OR ADDITIONAL IMPROVEMENTS DURING THE YEAR OF CLOSING; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; EASEMENTS, COVENANTS, RESTRICTIONS, AGREEMENTS, CONDITIONS AND BUILDING LINES OF RECORD AND PARTY WALL RIGHTS; THE ACT; THE PLAT; TERMS, PROVISIONS AND CONDITIONS OF THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; THE CODE; UNRECORDED PUBLIC AND QUASI-PUBLIC, UTILITY EASEMENTS, IF ANY; PURCHASER'S MORTGAGE, IF ANY; PLATS OF DEDICATION AND PLATS OF SUBDIVISION AND COVENANTS THEREON; LEASES, LICENSES, OPERATING AGREEMENTS AND OTHER AGREEMENTS AFFECTING THE COMMON ELEMENTS; ACTS DONE OR SUFFERED BY OR JUDGMENTS AGAINST PURCHASER, OR ANYONE CLAIMING UNDER


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PURCHASER; LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE COMPANY (AS HEREINAFTER DEFINED) IS WILLING TO INSURE WITHOUT COST TO PURCHASER; ENCROACHMENTS, IF ANY; THE RIGHTS OF CABLE TELEVISION AND T-1 PROVIDERS; TERMS, COVENANTS, CONDITIONS AND EASEMENTS CONTAINED IN BLOCK G EASEMENT AGREEMENT-BUSWAY PROJECT DATED SEPTEMBER 1, 2000 AND RECORDED SEPTEMBER 27, 2000 AS DOCUMENT NUMBER 00753780 MADE BY AND BETWEEN CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1990 AND KNOWN AS TRUST NUMBER 1080000 AND CENTRAL STATION LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, SOLE BENEFICIARY OF SAID TRUST AND THE CITY OF CHICAGO, AN ILLINOIS HOME RULE MUNICIPAL CORPORATION (THE "CITY"),; TERMS, CONDITIONS AND PROVISIONS OF THE ACCESS EASEMENT PREMISES ATTACHED THERETO AND MADE PART OF THE DECLARATION OF CONDOMINIUM; FIBER OPTIC EASEMENT AGREEMENT DATED DECEMBER 1, 1991 AND RECORDED FEBRUARY 6, 1992 AS DOCUMENT NUMBER 92078646 AND DOCUMENT NUMBER 92078647, UNDER, ON OVER AND ACROSS THE LAND AS CONTAINED THEREIN, AS RELOCATED BY DOCUMENTS 98116069 AND 98116070, AND AS SHOWN ON SURVEY NUMBER 983045 PREPARED BY GREMLEY & BIEDERMANN DATED OCTOBER 27, 1998 AND LAST REVISED SEPTEMBER 20, 2000; CENTRAL STATION REDEVELOPMENT AGREEMENT DATED NOVEMBER 1, 1991 AND RECORDED NOVEMBER 1, 1991 AS DOCUMENT NUMBER 91574409 AND THE FIRST AMENDMENT TO CENTRAL STATION REDEVELOPMENT AGREEMENT DATED DECEMBER 1, 1994 AND RECORDED DECEMBER 23, 1994 AS DOCUMENT NUMBER 04071129, THE TERMS, CONDITIONS AND RESTRICTIONS AS CONTAINED THEREIN; RIGHTS OF UTILITIES AND THE MUNICIPALITY IN AND TO USE AND MAINTENANCE OF WOOD POLES, ELECTRIC BOXES, OVERHEAD WIRES AND MANHOLES AND RELATED OR CONNECTED UNDERGROUND FACILITIES AS SHOWN ON ALL SHEETS OF AFORESAID SURVEY NUMBER 983045 PREPARED BY GREMLEY & BIEDERMANN DATED OCTOBER 27, 1998 AND LAST REVISED SEPTEMBER 20, 2000; RIGHTS TO THE CITY OF CHICAGO DEPARTMENT OF WATER IN AND TO WATER DISTRIBUTION FACILITIES LOCATED IN THE LAND AS DISCLOSED BY LETTER DATED MAY 11, 1999 PREPARED BY GREMLEY & BIEDERMANN DATED OCTOBER 27, 1998 AND LAST REVISED SEPTEMBER 20, 2000, ORDER NUMBER 983045; PROVIDED THE SAME DO NOT INTERFERE WITH PURCHASER'S USE OF THE RESIDENTIAL UNIT FOR RESIDENTIAL PURPOSES.

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 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.

COUNTY TAX  REVENUE STAMP	<b>COOK COUNTY</b> <b>REAL ESTATE TRANSACTION TAX</b> JUL.25.03	# 0000003947 <b>REAL ESTATE TRANSFER TAX</b> 0013150 FP326657
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STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	<b>STATE OF ILLINOIS</b> JUL.25.03	# 0000006082 <b>REAL ESTATE TRANSFER TAX</b> 0026300 FP326703
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CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	<b>CITY OF CHICAGO</b> JUL.25.03	# 0000005709 <b>REAL ESTATE TRANSFER TAX</b> 0197250 FP326675
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