



0423124055D

Doc#: 0423129055
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/18/2004 08:45 AM Pg: 1 of 3

This instrument drafted by:
Michael Sreenan
853 N. Elston Avenue
Chicago, IL 60622

WARRANTY DEED

This indenture, made May 24, 2004 between Mansions of Prairie Place, L.L.C., a Delaware limited liability company ("Grantor") and Ronald G. Pestine and Maureen M. Pestine, husband and wife, not as Joint Tenants, not as Tenants-in Common but as Tenants by the Entirety ("Grantee") whose address is: 1817 S. Prairie Avenue, 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:

PARCEL 1 - ALSO KNOWN AS 1817 SOUTH PRAIRIE AVENUE: THAT PART OF LOTS 1 AND 2 IN C.M. CLARK'S SUBDIVISION OF LOTS 51 AND 56 AND THE NORTH 55 FEET OF LOTS 52 AND 55 IN ASSESSOR'S DIVISION OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 36.00 FEET OF LOT 3 IN CULVER AND OTHER'S SUBDIVISION IN THE AFORESAID FRACTIONAL QUARTER SECTION, TOWNSHIP AND RANGE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING) ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE, 396.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID EAST LINE, 20.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 85.54 FEET TO THE WEST LINE OF A PRIVATE STREET (SOUTH PRAIRIE PARKWAY) ACCORDING TO THE PLAT RECORDED AUGUST 29, 2003 AS DOCUMENT NO. 0324118012 AS CORRECTED BY CERTIFICATE RECORDED OCTOBER 22, 2003 AS DOCUMENT 0329510075; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE, PARALLEL WITH THE EAST LINE OF SOUTH PRAIRIE AVENUE, 20.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 85.84 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MANSIONS OF PRAIRIE PLACE TOWNHOME HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT NUMBER 0324118012.

NO ABS
10F2
8217320
CTC
SHA

Box - 333

UNOFFICIAL COPY

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, Restriction and Easements, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Covenants, Conditions, Restrictions and Easements 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 of Covenants, Conditions, Restrictions and Easements the same as though the provisions of said Declaration were recited and stipulated at length herein.

Commonly known as 1817 S. Prairie Avenue , Chicago, Illinois. Permanent Index Numbers: 17-22-309-011-0000, 17-22-309-025-0000, 17-22-309-029-0000, 17-22-309-035-0000, 17-22-309-036-0000, 17-22-309-037-0000, 17-22-309-038-0000, 17-22-309-039-0000

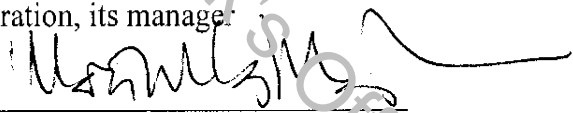
To Have And To Hold the same unto the Grantee as aforesaid and to the proper use, benefit on behalf of the Grantee forever.

No tenant of the Unit had the right of first refusal to purchase the Unit.

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

Mansions of Prairie Place , L.L.C.
A Delaware limited liability company

By: Rezmar Corporation, an Illinois corporation, its manager

By: 
Its Assistant Secretary

City of Chicago
Dept. of Revenue
340869
06/02/2004 12:44 Batch 11897 27



Real Estate
Transfer Stamp
\$8,250.00

STATE OF ILLINOIS	
STATE TAX	AUG. 11. 04
REAL ESTATE TRANSFER TAX	
01113.00	
# 0000075041	FP 102808

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 11. 04
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00556.50
0000075235
FP 102802

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State of Illinois)
) ss
County of Cook)

The undersigned, a Notary Public in and for said County in the State aforesaid, Does Hereby Certify that Marinel Mateo, Assistant Secretary of Rezmar Corporation, the manager of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such president appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of Rezmar Corporation, as manager, for the uses and purposes therein set forth;

Given under my hand and Notarial Seal, May 24, 2004.

Maria R. Ramos
Notary Public

Upon recordation, return to:



MAIL TO:
RONALD G. FESTINE
1817 S. FRANKLIN AVENUE
CHICAGO, IL 60616