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WARRANTY DEED Statutory (Illinois) (Individual to Individual) Doc#: 0424529024 Eugene "Gene" Moore Fee: \$34.00 Cook County Recorder of Deeds Date: 09/01/2004 08:49 AM Pg: 1 of 6

THE GRANTOR, LINDA RODIN, As Trustee of the LINDA		
RODIN TRUST, Dated August 31, 1992 of the Village of		
Northbrook, County of Cook, State of Illinois for and in		
consideration of TEN DOLLARS AND NO/TENTH		
and other good and valuable considerations		
in hand paid,		
CONVEYS and WARRANTS to JOSHUA M. BROWN *		
and JOHNNY M. PROWN, as Joint Tenants with rights of		
Survivorship of the City of Chicago, County of Cook,		
State of Illinois the following described		
Real Estate situated in the County of Cook in the		
State of Illinois, to wit: * Single Never Married		
0-		

SEE ATTACHED LEGAL DESCRIPTION

OUNT C/O hereby releasing and waiving all rights under and by virtue of the Homest-and Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, restrictions and easements for public utilities of record if any zoning and building laws and ordinances, and to General Taxes for 2003 and subsequent years.

Permanent Real Estate Index Number(s): 17-22-110-035-1070

Address(es) of Real Estate: 1439 S. Prairie, Unit J. Chicago, Illinois 60606

Dated this 24 day of July

Subscribed and sworn to before me this <u>⇔</u> day of July, 2004

LINDA RODIN, As Trustee of the LINDA RODIN TRUST, Dated August 31, 1992

JORGÉNSEN NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES

BOK 333

0424529024 Page: 2 of 6

UNOFFICIAL COPY

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Linda Rodin, As Trustee of the Linda Rodin Trust, Dated August 31, 1992, is personally know 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this <u>J</u> day of _

Commission expires (2005)

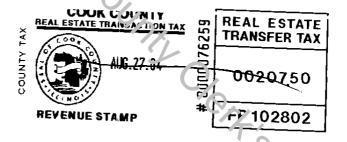
MACOMMISSION EXPIRE

SEND SUBSEQUENT TAX BILLS TO:

This document was prepa er, by:

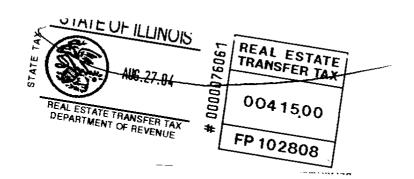
ANESI, OZMON, RODIN, NOVAK & KOHEN, LTD. Alain Leval, Attorney at Law 161 N. Clark Street, 21st Floor Chicago, IL 60601 (312) 372-3822

JOSHUA M. BROWN JOHNNY M. BROWN 1439 S. Prairie – Unit J Chicago, IL 60606









LEGAL DESCRIPTION

PARCEL 1:

UNIT 77 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 IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERITIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUPDIVISION; THENCE NORTH 00 DEGREES 01 MINTUES 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.

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, TOGETHER WITH PART OF THE FORMER LANDS OF THE ILLINOIS CEFFRAIL RAILROAD IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCIFY AT THE NORTHEAST CORNER OF LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION AFOREWAIT; THENCE 00 DEGREES 01 MINUTES 19 SECONDS WEST 68.0 FEET ALONG THE EAST LINE OF FAID LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET TO THE FOINT 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; PLENCE NORTHWESTERLY 99.90 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 124.00 FZET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THE EAST 122.07 FEET OF THE WEST 197.07 FEET OF THE NORTH 119.0 FECT 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.

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION TOGETHER WITH THAT PART OF THE FORMER LANDS OF 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 NORTHWEST CORNER OF LOT 2; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 197.07 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 64.68 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

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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.

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

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION IN THE NORTHEAST 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 TOWNPOMES SUBDIVISION AFORESAID; THENCE SOUTH 25 DEGREES 15 MINUTES 18 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF LOT 2 AFORESAID 178.23 FEET TO THE POINT OF CURVE THEREIN; THLOCE 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 CORPER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST ALONG THE SOUTH LINF OF SAID LOT 2 FOR A DISTANCE OF 101.05 FEET; THENCE NORTH 25 DEGREES 15 MINUTES 1; 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 MINUTES 19 SECONDS WEST ALONG SAID EAST LINE 30.02 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, II LINOIS.

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, RAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION AFORESAID; THENCE SOUTH OO DIGPLES 01 MINUTES 19 SECONDS WEST ALONG THE EAST LINE OF LOT 1 AFORESAID 68.0 FEET TO 14F POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 203.42 FELT. 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 1,464.69 FEET, AR 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. FO FEET TO THE SOUTH LINE OF LOT 2 AFORESAID; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS VEST 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 JOSE 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 96385673 AND AMENDED BY THE FIRST AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON NOVEMBER 25, 1996 AS DOCUMENT NUMBER 96895524, AS AMENDED BY THE SECOND AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON DECEMBER 1, 1997 AS DOCUMENT 97895567, AS AMENDED BY THE THIRD AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON JANUARY 29, 1998 AS DOCUMENT NUMBER 98078464, AS 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 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 AND ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN

PARCEL 2:

MON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON AMD ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT OF EASEMENT RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080035.

LEGAL DESCRIPTION

PARCEL 1:

ALSO

UNIT 77 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 IN THE NORTHWEST FRACTIONAL CULRTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERICIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINTUES 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 13 SECONDS EAST ALONG SAID EAST LINE 68.00 FEET THEREON TO THE POINT OF BEGUNNING, IN COOK COUNTY, ILLINOIS.

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, TOGETHER WITH PART OF THE FORMER LANDS OF THE ILLINOIS CENTRAIL RAILROAD IN TEH NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NOTTH. RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCIAN AT THE NORTHEAST CORNER OF LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION AFORECALD; THENCE 00 DEGREES 01 MINUTES 19 SECONDS WEST 68.0 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 99.90 FEET ALONG THE ARC OF A CIRCLE CONVEX NORTHEASTERLY AND FAVING 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 124.00 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.

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PARCEL 2:

MON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON AMD ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT OF EASEMENT RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080035.