

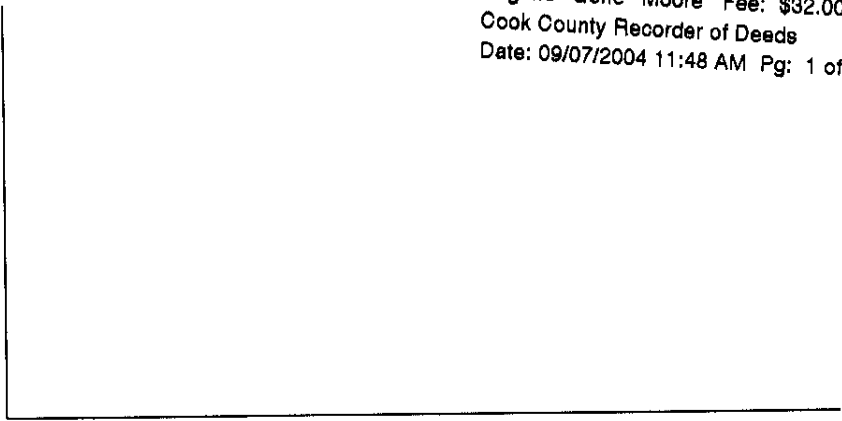
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Doc#: 0425118087
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 09/07/2004 11:48 AM Pg: 1 of 5

6/04/04 2-79
1073
NNNT

WARRANTY DEED
STATUTORY (ILLINOIS)
LIMITED LIABILITY COMPANY
TO INDIVIDUAL



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

MARTHA L. GUTIERREZ ("Grantee")
of 1307 SOUTH WABASH, #611 CHICAGO, IL 60605

as a ^{WN} married woman, 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 UNIT 1301, P-275
Chicago, IL 60605

IN WITNESS WHEREOF, said Grantor has executed this deed this 23rd day of August, 2004.

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

By: Ethel Spyros
Ethel Spyros, attorney in fact

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

4/24

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ethel Spyrtos, personally known to me to be the attorney in fact, of Prairie House at Central Station L.L.C, and 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 severally acknowledged that as the attorney in fact, she signed and delivered the said instrument pursuant to authority given by the Board of Managers of Prairie House at Central Station L.L.C., as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, on August 23, 2004.

IMPRESS
NOTARIAL SEAL
HERE

Sabrina Lee

Notary Public

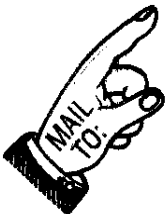


9/30/05

My Commission Expires

This instrument was prepared by Ethel Spyrtos, Esq., 205 North Michigan Avenue, Suite 4211, Chicago, Illinois 60601.

Mail to: Martha L. Gutierrez Send subsequent Tax Bill To:
~~1000~~ 1515 S Prairie #1301 Martha L. Gutierrez
Chicago, IL 60605 1515 S. Prairie



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 1301 AND P-275 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 58'41" 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

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AGREEMENTS AND OTHER AGREEMENTS AFFECTING THE COMMON ELEMENTS; ACTS DONE OR SUFFERED BY OR JUDGMENTS AGAINST PURCHASER, OR ANYONE CLAIMING UNDER 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.


PIN # 17-22-110-029

Address of Real Estate:

1515 S. Prairie Avenue, Unit 1301, P-275
Chicago, Illinois 60605

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STATE OF ILLINOIS

STATE TAX  SEP.-1.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00304.00
0000008019 FP326703


COOK COUNTY

COUNTY TAX  SEP.-1.04

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00152.00
0000005877 FP326657

CITY OF CHICAGO

CITY TAX  SEP.-1.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
02280.00
0000007576 FP326675

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