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Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/20/2004 11:19 AM Pg: 1 of 3

This instrument was prepared by:

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333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606
WR File No. 10209.00200

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th day of September, 2004, between **PRATT DEVELOPMENT, INC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and

This space reserved for Recorder.

MARK L. O'ROURKE, single, of 1050 W. George, Apt.#314, Chicago IL, of party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said limited liability company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to their heirs and assigns, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1:

UNIT 1651A-2 IN THE PRATT BOULEVARD PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5, 6, 7 AND 8 IN MANN'S ADDITION TO ROGERS PARK, A SUBDIVISION OF PART OF THE NORTH 1/3 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED ON FEBRUARY 13, 2004 AS DOCUMENT NUMBER 0404434187, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE STORAGE SPACE 6, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0404434187.

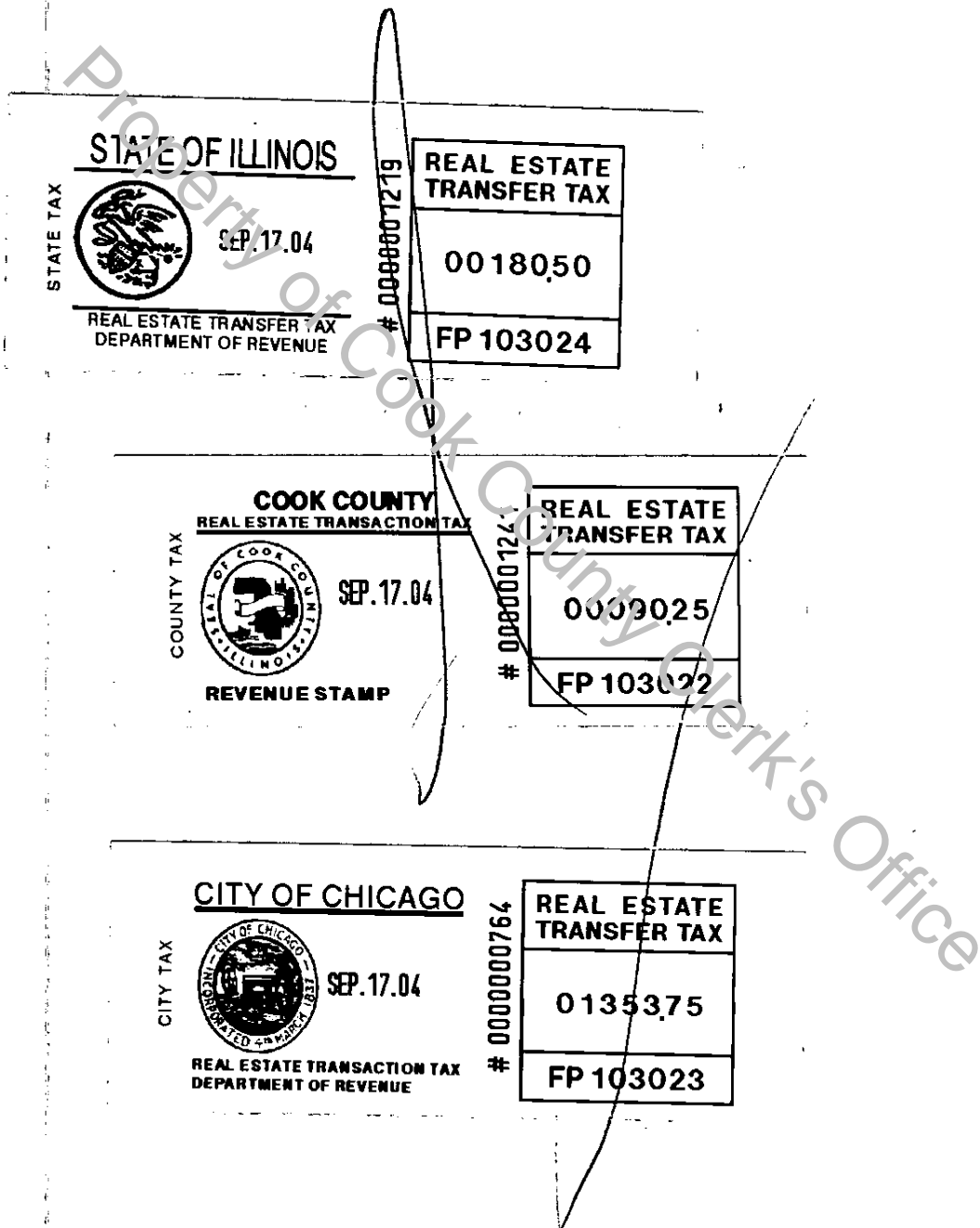
Grantor also hereby Grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration 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 the same as though the provisions of said Declaration were recited and stipulated at length herein.


And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises


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STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS SEP. 17. 04	REAL ESTATE TRANSFER TAX
		# 0088001219 00180,50
		FP 103024

COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX SEP. 17. 04	REAL ESTATE TRANSFER TAX
		# 0080001221 00030,25
		FP 103022

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO SEP. 17. 04	REAL ESTATE TRANSFER TAX
		# 0000000764 01353,75
		FP 103023

