

# UNOFFICIAL COPY

003 BC6221151  
CTAT



Upon recording return to:  
Elizabeth White  
5858 S. Prairie, #3  
Chicago, IL 60653

Doc#: 0516735004  
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 06/16/2005 08:32 AM Pg: 1 of 6

Send subsequent tax bills  
to:  
Elizabeth White  
5858 S. Prairie, #3  
Chicago, IL 60653



Doc#: 0521535258  
Eugene "Gene" Moore Fee: \$36.00  
Cook County Recorder of Deeds  
Date: 08/03/2005 01:27 PM Pg: 1 of 7

Above space for Recorder's use only

## WARRANTY DEED

THE GRANTOR, **CLARKE CONSTRUCTION, LLC** ("The Company"), of the City of Chicago, State of Illinois for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to: **Elizabeth White and Damon Marks**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

### See Attached Exhibit A

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 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.

Subject to: Real estate taxes for 2004 and subsequent years; terms, provisions, covenants, conditions, and restrictions of record; provisions, covenants, conditions, and options in and rights and easements established by the Declaration of Condominium Ownership recorded, as amended from time to time; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and the Illinois Condominium Property Act.

Permanent Real Estate Index Number: 20-15-122-032-0000  
Address of Real Estate: 5858 S. Prairie Avenue, Unit 3, Chicago, IL 60653

DATED this 9th day of June, 2005

**BOX 334 CTI**


*THIS DEED IS BEING  
RECORDED TO AMEND  
THE LEGAL DESCRIPTION*

6  
OB

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**CITY OF CHICAGO**  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

**CITY TAX**  
 JUN. 13. 05




REAL ESTATE TRANSFER TAX	FP 103033
0136125	

# 0000001987

**COOK COUNTY**  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

**COUNTY TAX**  
 JUN. 13. 05




REAL ESTATE TRANSFER TAX	FP 103034
0009075	

# 0000005197

**STATE OF ILLINOIS**  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

**STATE TAX**  
 JUN. 13. 05



REAL ESTATE TRANSFER TAX	FP 103032
0018150	

# 0000005713

Property of Cook County Clerk's Office

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## CLARKE CONSTRUCTION

By: Michael Clarke  
Michael Clarke

(SEAL)

Its: Managing Member

State of Illinois,  
County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Clarke Construction**, represented by its Member, Michael Clarke, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person representing Clarke Construction and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 8th day of June, 2005

My commission expires \_\_\_\_\_

Nancy Ann Kingsley  
Notary Public

This document prepared by:  
**James R. Pittacora**  
**Pittacora & Crotty**  
566 W. Lake Street, Suite 200  
Chicago, IL 60661



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## LEGAL DESCRIPTION

UNIT 3 IN 5858 S. PRAIRIE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:

LOT 23 (EXCEPT THE EAST 17 FEET THEREOF TAKEN FOR WIDENING PRAIRIE STREET) IN BLOCK 3, IN FOLLANBEE'S SUBDIVISION OF LOTS 17, 18, 21, 22, 23 AND 24 IN NEWHALL, LARNED AND WOODBRIDGE'S SUBDIVISION OF PART OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0435019055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ORDSTATPARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P3, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0435019055.

PIN #20-15-122-032-0000

Property Address: 5858 S. PRAIRIE AVENUE, UNIT 3, CHICAGO, ILLINOIS

*See Attached For Amended Legal*

Cook County Clerk's Office

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STREET ADDRESS: 5858 SOUTH PRAIRIE AVENUE UNIT 3  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 20-15-122-032-0000

**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT NO. 3 IN 5858 S. PRAIRIE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 24 (EXCEPT THE EAST 17 FEET THEREOF TAKEN FOR WIDENING PRAIRIE STREET) IN BLOCK 3 IN FOLLANSBEE'S SUBDIVISION OF LOTS 17, 18, 21, 22, 23 AND 24 IN NEWHALL LARNED AND WOODBRIDGE'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0511845039 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF P3, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0511845039.

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## EXHIBIT A

(a) general real estate taxes not due and payable at the time of closing; (b) the Act; (c) the Declaration and the Condominium Documents, as defined in Paragraph 4 hereof; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded (h) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to purchaser.

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## EXHIBIT B

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 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.

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