

UNOFFICIAL COPY



Doc#: 0522442111
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/12/2005 08:31 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

1072

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

AUG -8.05

0000088269

REAL ESTATE TRANSFER TAX

00230.00

FP 102802

REVENUE STAMP

The above space for recorder's use only

THE GRANTOR, WHEELING PRAIRIE, L.L.C., a Limited Liability Company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said Company, does hereby **REMISES, RELEASES, ALIENS and CONVEYS** to:

RAYMOND J. FERN and YOLANDA D. FERN, husband and wife, as Tenants by the Entirety of 4 Choate Ct., Lincolnshire, IL 60069, the following described real estate situated in the County of Cook, State of Illinois, to wit:

ADDRESS OF PROPERTY:

45 Prairie Park Dr, , Wheeling, IL 60090,
Unit 1-510, Parking Spaces: P-1-58 and P-1-59
Storage Locker: S-1-58

STATE OF ILLINOIS

STATE TAX

AUG -8.05

0000088053

REAL ESTATE TRANSFER TAX

00460.00

FP 102808

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

P.I.N.	03-02-100-013-0000	03-02-100-015-0000	03-02-100-016-0000
	03-02-100-029-0000	03-02-100-035-0000	03-02-200-005-0000
	03-02-200-053-0000	03-02-200-068-0000	

SEE ATTACHED EXHIBIT A

Grantor also hereby grants to the Grantee(s), 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 right and easement 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 reservation contained in said Declaration the same as though the provisions of said declarations were recited and stipulated at length herein".

8280684
NASH
CIT

BOX 334

UNOFFICIAL COPY

Together with all and singular the hereditaments and appurtenances thereunto, belonging or in anywise appertaining, and the reversion and reversions, remainders and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the above described premises with the hereditaments and appurtenances to HAVE AND TO HOLD the said premises as above described with the appurtenances, upon the Grantee(s) its heirs and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, their successor and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner encumbered or charged, except as recited herein; and that it WILL WARRANT AND DEFEND subject to general taxes for the year 2003 and subsequent years and covenants, conditions, restrictions and easements of record hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

Dated this 15th day of July, 2005.

IN WITNESS WHEREOF, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 15th day of July, 2005.

By: _____

S. Mark Smith, Managing Member

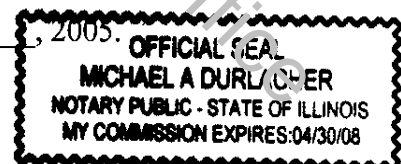
State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that S. Mark Smith, personally known to me to be the Managing Member of the Wheeling Prairie, L.L.C. and personal known 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 they signed, sealed and delivered the said instrument as his 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 seal this 15th day of July, 2005.

Michael A. Durlacher

NOTARY PUBLIC



This instrument prepared by:

Michael A. Durlacher
Durlacher & Associates, P.C.
2 N. LaSalle Suite 1776
Chicago, IL 60602

Mail to:

F. AIOSSA
150 N. WILKINSON DR
#1750
CHICAGO, IL 60606

Tax bill to:

R.J. FERN & Yolanda FERN
45 PRAIRIE PARK DRIVE UNIT 110
WHEELING IL 60090

UNOFFICIAL COPY

STREET ADDRESS: 45 PRAIRIE PARK DRIVE, UNIT 410

CITY: WHEELING

COUNTY: COOK

TAX NUMBER: 03-02-100-013-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNITS 1-410, P-1-58 AND P-1-59 IN PRAIRIE PARK AT WHEELING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION OF PARTS OF THE NORTH HALF OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0506203148, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-1-58 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.

COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.

03-02-100-013-0000
03-02-100-015-0000
03-02-100-016-0000-
03-02-100-029-0000
03-02-100-035-0000
03-02-200-005-0000
03-02-200-053-0000
03-02-200-068-0000