

UNOFFICIAL COPY



0603942030

This instrument drafted by:

Michael Sreenan
853 N. Elston Avenue
Chicago, IL 60622

Doc#: 0603942030 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/08/2006 08:44 AM Pg: 1 of 4

WARRANTY DEED

This indenture, made December 12, 2005 between Mansions of Prairie Place, L.L.C., a Delaware limited liability company ("Grantor") and Kevin D. McCann and Renetta E. McCann, husband and wife, not as Joint Tenants, not as Tenants-in Common but as Tenants by the Entirety ("Grantee") whose address is: 4739 S. Dorchester, Chicago, Illinois 60091

Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is acknowledged, does hereby grant, sell, convey and warrant unto the Grantee, the following described real estate, situated in the City of Chicago, Cook County, Illinois to wit:

87 8292149 Mc wo no 16/Dec 1/2

STATE OF ILLINOIS	
STATE TAX	JAN. 31. 06
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 000092447	REAL ESTATE TRANSFER TAX
	02272.00
	FP 102808

~~City of Chicago~~ Real Estate
~~Dept. of Revenue~~ Transfer Stamp
411441 \$17,040.00
01/05/2006 09:52 Batch 06254 39



For 334

COOK COUNTY REAL ESTATE TRANSACTION TAX	
COUNTY TAX	JAN. 31. 06
REAL ESTATE TRANSFER TAX	
# 000092674	01136.00
	FP 102802

REVENUE STAMP

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Grantor also hereby grants to the Grantee, and the successors and assigns of Grantee, 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 Covenants, Conditions, Restrictions and Easements, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Covenants, Conditions, Restrictions and Easements 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 of Covenants, Conditions, Restrictions and Easements the same as though the provisions of said Declaration were recited and stipulated at length herein.

Commonly known as 1635 S. Prairie Avenue, Chicago, Illinois, also known as Unit 10 at The Commonwealth - Historic Prairie Avenue, Chicago, Illinois.
Permanent Index Numbers: 17-22-509-084-0000,

To Have And To Hold the same unto the Grantee as aforesaid forever.

No tenant of the above-described real estate had the right of first refusal to purchase the above-described real estate.

In Witness Whereof, the Grantor has executed this Deed as of the date first above written.

Mansions of Prairie Place, L.L.C.
A Delaware limited liability
company

By: Rezmar Corporation, an Illinois
corporation, its manager

By: Robert S. Williams
Its President

UNOFFICIAL COPY**STREET ADDRESS:** 1835 S PRAIRIE AVENUE, UNIT 10**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 17-22-309-084-0000**LEGAL DESCRIPTION:**

PARCEL 1: THAT PART OF SUB-LOT 1 IN COUNTY CLERK'S DIVISION OF THAT PART WEST OF ALLEY OF LOT 1 OF BLOCK 5 IN WILLIAM JONES' ADDITION TO CHICAGO IN THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 36.00 FEET OF LOT 3 IN CULVER AND OTHER'S SUBDIVISION IN THE AFORESAID FRACTIONAL QUARTER SECTION, TOWNSHIP AND RANGE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING) ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE, 194.56 FEET TO THE SOUTHWEST CORNER OF SAID SUB-LOT 1; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID EAST LINE 0.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID EAST LINE, 22.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 85.84 FEET TO THE WEST LINE OF A PRIVATE STREET (SOUTH PRAIRIE PARKWAY) ACCORDING THE PLAT RECORDED AUGUST 29, 2003 AS DOCUMENT NO. 0324118012 AS CORRECTED BY CERTIFICATE RECORDED OCTOBER 22, 2003 AS DOCUMENT 0329510075; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE, PARALLEL WITH THE EAST LINE OF SOUTH PRAIRIE AVENUE, 22.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 85.84 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MANSIONS OF PRAIRIE PLACE TOWNHOME HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT NUMBER 0324118012.