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SPECIAL WARRANTY DEED



Doc#: 0617143594 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/20/2006 11:42 AM Pg: 1 of 4

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:

Ellen Kosick, 7337 W. Fitch, Chicago IL, 60671, the following described real estate situated in the County of Cook, State of Illinois, to wit:

ADDRESS OF PROPERTY:

40 Prairie Park Dr, , Wheeling, IL 60090,

Unit 2-202, Parking Spaces: P-2-60

Storage Locker: S-2-60

P.I.N.

03-02-100-013-0000

03-02-100-015-0000

03-02-100-016-0000

03-02-100-029-0000

03-02-100-033-0000

03-02-100-003-0000

03-02-200-053-0000

03-02-200-060-0000

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".

Together with all and singular the hereditaments and appurtenances thereunto, belonging

BOX 333-CT

1000


8345522 CW

Handwritten signature

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Property of Cook County Clerk's Office

STATE OF ILLINOIS



JUN. 15. 06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000025566

REAL ESTATE TRANSFER TAX
00335.00
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN. 15. 06

REVENUE STAMP

0000025668

REAL ESTATE TRANSFER TAX
00167.50
FP 103034

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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 22 day of MAY, 2006.

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 22 day of MAY, 2006.

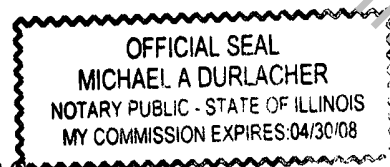
By: [Signature]
S. Mark Smith, Managing Member

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 22 day of MAY, 2006.

[Signature]
NOTARY PUBLIC



This instrument prepared by: Michael A. Durlacher
Durlacher & Associates, P.C.
2 N. LaSalle Suite 1776
Chicago, IL 60602

Mail to:

Tax bill to:

Jon A. Michal
5576 W. ELSTON AVE.
CHICAGO, IL 60630

ELLEN KOSTER
7337 W. Fitch Ave.
CHICAGO, IL 60631

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 008345252 AH
 STREET ADDRESS: 40 PRAIRIE PARK DRIVE, UNIT 2-202
 CITY: WHEELING COUNTY: COOK
 TAX NUMBER: 03-02-100-054-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 2-202 & P-~~2-60~~⁵⁷ IN PRAIRIE PARK AT WHEELING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT ONE 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, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 89 DEGREES 59 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 620.0 FEET TO THE SOUTHWEST CORNER OF BUILDING ONE PARCEL AND THE POINT OF BEGINNING OF BUILDING FIVE PARCEL. THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 34 SECONDS WEST, A DISTANCE OF 526.69 FEET TO THE SOUTHWEST CORNER OF LOT 1. THENCE NORTH 1 DEGREE 32 MINUTES 36 SECONDS EAST, ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 322.77 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 43 SECONDS EAST, A DISTANCE OF 100.41 FEET; THENCE 44 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 143.86 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 315.93 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF BUILDING ONE PARCEL, THENCE SOUTH 0 DEGREES 00 MINUTES 26 SECONDS WEST, ALONG THE WEST LINE OF BUILDING ONE PARCEL, A DISTANCE OF 222.97 FEET, MORE OR LESS TO THE POINT OF BEGINNING. IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0516145122 ON MARCH 3, 2005, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE ~~S-2-60~~^{S-2-57} AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.]