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SPECIAL WARRANTY DEED



Doc#: 0620604023 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/25/2008 09:37 AM Pg: 1 of 4

The:

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:

^{FRIEDMAN}
Stuart & Judith Friedman, 1546 Brandywyn Ln., Buffalo Groves, IL, 60089, not as tenants in common, not as joint tenants but as tenants by the entirety, 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 2-406, Parking Spaces: P-2-18

Storage Locker: S-2-18

P.I.N. 03-02-100-054-0000

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

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BOX 333-11 10F3

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STATE OF ILLINOIS

 JUL. 24. 06
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 00374.00
 # 0000027601
 FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 COUNTY TAX
 JUL. 24. 06
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 00187.00
 # 0000027709
 FP 103034

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were recited and stipulated at length herein”.

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 2005 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 14th day of June, 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 14 day of JUNE, 2006.

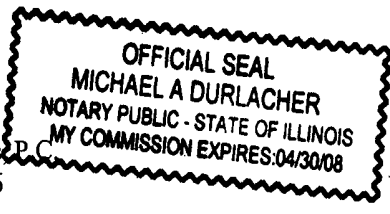
By: [Signature]
S. Mark Smith, Managing Member

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 14th day of June, 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:
NAJARIAN & NAJARIAN
815 GREEN BAY 210
WILMETTE, IL 60091

Tax bill to:
STUART FRIEDMAN
40 PRAIRIE PARK DR.
UNIT 406
2 WHEELING, IL 60090

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 008345366 AH
STREET ADDRESS: 40 PRAIRIE PARK DRIVE, UNIT 2-406
CITY: WHEELING COUNTY: COOK
TAX NUMBER: 03-02-100-054-0000

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT NUMBER (S) 2-406 AND P-2-18 IN PRAIRIE PARK AT WHEELING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION OF PARTS OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 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 MARCH 03, 2005 AS DOCUMENT NUMBER 0506203148; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-2-18, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.