

# UNOFFICIAL COPY



Doc#: 0620843257 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/27/2006 10:24 AM Pg: 1 of 5

**SPECIAL  
WARRANTY DEED**  
Statutory (ILLINOIS)

190  
D of  
1376957  
7/27/06

**THE GRANTOR**, RTG - Prairie, LLC, an Illinois limited liability company, c/o R.T.G. Land Development Corporation, 322 W. Burlington, LaGrange, Illinois 60525, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS to NICHOLAS J. MULLIGAN and SHARON M. MULLIGAN, 10741 Sedgwick Drive, Palos Park, Illinois 60464, **GRANTEE**, not in Tenancy in Common, but in Joint Tenancy, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED**

Commonly Known As: Unit 1305 and Parking Space P44, 1600 South Prairie Avenue, Chicago, Illinois 60616

P.I.N: 17-22-303-010-0000, 17-22-303-011-0000 and 17-22-303-030-0000  
(affects underlying land)


The Real Estate does not constitute Homestead Property. There were no tenants in the Unit.

**SUBJECT TO:** (a) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions, agreements, conditions and building lines of record, and party wall rights; (d) the Illinois Condominium Property Act; (e) the Plat attached to the Declaration; (f) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto, as described in the Condominium Purchase Contract between the parties; (g) applicable zoning and building laws and ordinances; (h) the Municipal Code of the City of Chicago; (i) unrecorded public and quasi-public utility easements,


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Property of Cook County Clerk's Office


STATE TAX  
  
 STATE OF ILLINOIS  
 JUL. 18.06  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

\*000029845  
 REAL ESTATE TRANSFER TAX  
 00232.00  
 FP 103027

COUNTY TAX  
  
 COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 JUL. 18.06  
 REVENUE STAMP

\*000030035  
 REAL ESTATE TRANSFER TAX  
 00116.00  
 FP 103028

\*0000005784  
 REAL ESTATE TRANSFER TAX  
 0174.00  
 FP 102812

CITY TAX  
  
 CITY OF CHICAGO  
 JUL. 18.06  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

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if any; (j) Grantee's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) leases, licenses, operating agreements and other agreements affecting the Common Elements, as defined in the Declaration; (m) acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee; (n) liens and other matters of title over which the title insurance company is willing to insure without cost to Grantee; (o) encroachments, if any; (p) the rights of cable television and T-1 providers; and (q) the Residential Plan Development requirements approved by the City of Chicago with respect to the Parcel.

Subject to Declaration of Condominium Ownership for Prairie Pointe at Central Station Condominium ("Declaration") dated the 15<sup>th</sup> day of MAY, 2006, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document No. 0613516110 which is incorporated herein by reference thereto. Grantor grants to the Grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

Grantor also hereby grants and assigns to Grantee, its successors and assigns, Storage Space No. S70 as a limited common element as set forth and provided in the Declaration.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the Real Estate, the rights and easements for the benefit of said Real Estate set forth in the Declaration; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The Grantor warrants to the Grantee that Grantor has not created or permitted to be created any lien, charge or encumbrance against said Real Estate which is not shown among the title exceptions listed above; and Grantor covenants that it will defend said Real Estate to the extent of the warranties made herein against lawful claims of all persons.

[SIGNATURE PAGE FOLLOWS]

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 7<sup>th</sup> day of June, 2006.

RTG - PRAIRIE, LLC  
BY: R.T.G. Land Development Corporation

Manager

By *Richard Gammonley*

Its \_\_\_\_\_ President

STATE OF ILLINOIS )  
) ss.  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard Gammonley, the \_\_\_\_\_ President of R.T.G. Land Development Corporation, an Illinois corporation and manager of RTG - PRAIRIE, LLC, personally 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7<sup>th</sup> day of June, 2006.

*Sarah M. Cain*  
NOTARY PUBLIC

**This instrument was prepared by:** Gregory F. Smith, Esq.  
Lillig & Thorsness, Ltd.  
1900 Spring Road, Suite 200  
Oak Brook, IL 60523  
(630) 571-1900



**MAIL TO:**

FREDERICK C. NIEMI  
362 E. BURLINGTON ST  
RIVERSIDE, IL 60546

**SEND SUBSEQUENT TAX BILLS TO:**

NICHOLAS MULLIGAN  
10741 SEDGWICK DR.  
PALOS PARK, IL 60464

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## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1: UNIT 1305 AND PARKING UNIT NO. P44 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PRAIRIE POINTE AT CENTRAL STATION CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO.

0613516110, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S70, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office