

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

THE GRANTOR

PRAIRIE DEVELOPMENT GROUP, LTD., AN ILLINOIS CORPORATION a corporation created and 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 considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to:

Dana M. Gunderson
2558 Prairie #9
Evanston, IL 60201

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 10-12-104-010-0000

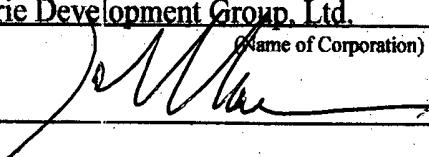
Address(es) of Real Estate: 2537-1/2 Prairie #1 S, Evanston, IL 60201

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President this 21 day of July, 2006

Prairie Development Group, Ltd.

(Name of Corporation)

By _____



0621243222

Doc#: 0621243222 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/31/2006 10:49 AM Pg: 1 of 3

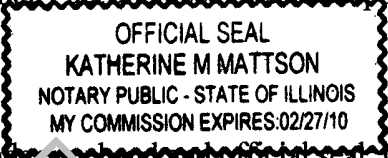
1/3 8347199-26063500

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BOX 333-CT

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that James Lauffer personally known to me to be the President of Prairie Development Group, Ltd. corporation, and 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 as such officer he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal, this 21 day of July 2006

Commission expires 2/27/10

[Signature]
NOTARY PUBLIC

This instrument was prepared by Katherine Mattson 2901 Central St #D, Evanston, IL 60201
(Name and Address)

MAIL
TO: Peter N. Weil
Name
175 Olde Half Day Rd., Ste. 134
Address
Lincolnshire, IL 60069
City, State and Zip

SEND SUBSEQUENT TAX BILLS TO:

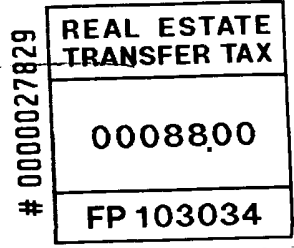
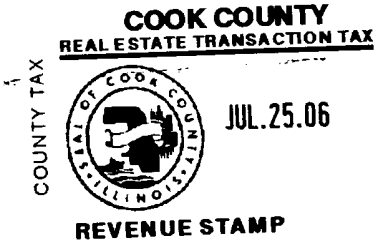
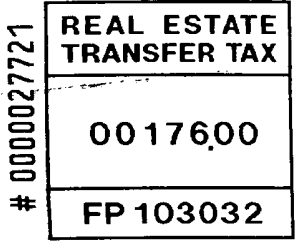
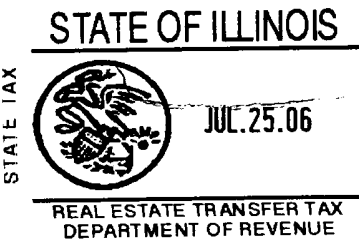
Dana Gunderson
Name
2537 1/2 Prairie #1-S
Address

OR RECORDER'S OFFICE BOX NO. Evanston IL 60201
City, State and Zip

CITY OF EVANSTON 019608
Real Estate Transfer Tax
City Clerk's Office

PAID JUL 18 2006 AMOUNT \$ 880.00

Agent mf



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UNIT NUMBER 2537-1/2 #1S IN THE PRAIRIE MANOR CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 6 AND 7 IN BLOCK 19 IN NORTH EVANSTON IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 5, 2006 AS DOCUMENT NUMBER 0612532016; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, 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 RIGHTS AND EASEMENTS 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 RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT ONLY TO THE FOLLOWING: terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of condominium.