

UNOFFICIAL COPY



0621343142D

Doc#: 0621343142 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/01/2006 10:16 AM Pg: 1 of 3

10/23

0347202/26065460

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:

Jeffrey S. Ward
2602 Park Place
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: 2539 Prairie #1S, 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 Res. Secy this 24 day of July, 2006

Prairie Development Group, Ltd.
(Name of Corporation)

By

CITY OF EVANSTON 019624
Real Estate Transfer Tax
City Clerk's Office

JUL 20 2006 MOUNT \$1,635.-

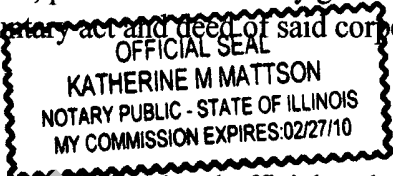
Agent JCH

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 Callaghan personally known to me to be the resident 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 24 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: Jeffrey S. Ward
Name
180 N. Stetson, Suite 2000
Address
Chicago, IL 60601
City, State and Zip

SEND SUBSEQUENT TAX BILLS TO:
Jeffrey S. Ward
Name
2539 W. Prairie #1S, Evanston IL 60201
Address

OR RECORDER'S OFFICE BOX NO. _____
City, State and Zip

STATE OF ILLINOIS




JUL. 27. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000027782

REAL ESTATE TRANSFER TAX
0032650
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL. 27. 06

COUNTY TAX

REVENUE STAMP

0000027890

REAL ESTATE TRANSFER TAX
0016325
FP 103034

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PARCEL 1:

UNIT NUMBER 2539 #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.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5 AS A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED MAY 5, 2006 AS DOCUMENT NUMBER 0612532016.

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.