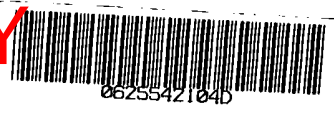


1 of 2 UNOFFICIAL COPY

8347431/26072122



**WARRANTY DEED**  
**Statutory (Illinois)**  
**(Corporation to Individual)**

Doc#: 0625542104 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/12/2006 10:56 AM Pg: 1 of 3

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:

Patricia A. Witt  
800 Ridge Rd., #114  
Wilmette, IL 60091

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 #2S, 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 30 day of August, 2006

Prairie Development Group, Ltd.  
(Name of Corporation)

By [Signature]

**CITY OF EVANSTON 019956**  
Real Estate Transfer Tax  
City Clerk's Office

PAID AUG 31 2006 AMOUNT \$ 955. -

Agent [Signature]

BOX 333-611

OFFICE OF COOK COUNTY CLERK'S OFFICE

2

# UNOFFICIAL COPY

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 Lauritzen 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.

KATHERINE M MATTSON  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 02/27/10

Given under my hand and official seal, this 30 day of August 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: Stuart Speigel  
Name  
100 W. Monroe St., Suite 910  
Address  
Chicago, IL 60603  
City, State and Zip

SEND SUBSEQUENT TAX BILLS TO:

Patricia A. Witt  
Name  
2537 1/2 Prairie #2S  
Address

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

Evanston, IL 60201  
City, State and Zip

STATE OF ILLINOIS  
STATE TAX  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
SEP.-6.06

# 0000029803  
REAL ESTATE TRANSFER TAX  
0019050  
FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
REVENUE STAMP  
SEP.-6.06

# 0000029914  
REAL ESTATE TRANSFER TAX  
0009525  
FP 103034

# UNOFFICIAL COPY

UNIT NUMBER 2537-1/2 #2S 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.