

# UNOFFICIAL COPY

**SPECIAL  
WARRANTY DEED**  
Statutory (ILLINOIS)



Doc#: 0705433050 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/23/2007 08:47 AM Pg: 1 of 5

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Property of Cook County Clerk's Office

**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 BARBARA A. LUMPKIN\*, of 1437 S. Plymouth #B, Chicago, Illinois 60605, **GRANTEE**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

\* a single woman

**SEE EXHIBIT "A" ATTACHED**

Commonly Known As: Unit 1801 and Parking Unit P111 & P112, 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, if any; (j) Grantee's mortgage, if any; (k) plats of dedication and plats of subdivision and

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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. S114 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 29<sup>th</sup> day of January, 2007.

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

By \_\_\_\_\_

Its UIP 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 Vice 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 29<sup>th</sup> day of January, 2007.

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:  
Powers & Oseid, Ltd  
19 S. LaSalle Ste 902  
Chicago, IL  
60603

SEND SUBSEQUENT TAX BILLS TO:  
Barbara Lumpkin  
1600 S. Prairie Avenue #1801  
Chicago, IL  
60616

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## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1: UNIT 1801 AND PARKING UNIT NO. P111 & P112 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. S114, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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