

2072085
MERCURY TITLE COMPANY, L.L.C.

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SPECIAL WARRANTY DEED

MAIL TO:
Mrs. Richards
2224 W Irving Park
Chicago, IL 60618



Doc#: 0706135038 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/02/2007 08:07 AM Pg: 1 of 3

SEND TAX BILLS TO:

Kori C Mill
1140 W. Pratt #2N
Chicago, IL 60626

M.G.R. TITLE


THIS INDENTURE, made this 16th day of Feb., 2007, between PRATT BOULEVARD PARTNERS, LP, an Illinois Limited Partnership created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and KORI C. MILL, of 806 Sherman Avenue, Unit 3, Evanston, Illinois, party of the second part, for and in consideration of the sum of TEN and 00/100 DOLLARS, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of said limited partnership, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs, assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 1140-2 N AND G- 8, IN THE PRATT DULAC CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 4 AND 5 IN W.L. DEVINE'S LAKE SHORE SUBDIVISION, A SUBDIVISION OF LOT 2 IN BLOCK 7 AND OF THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY PRATT BOULEVARD PARTNERS, LP, AN ILLINOIS LIMITED PARTNERSHIP, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0522218142, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

City of Chicago
Dept. of Revenue
494840
03/01/2007 10:28 / Batch 07272 40

Real Estate
Transfer Stamp
\$2,535.00



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"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENT APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, 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."

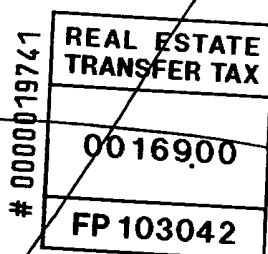
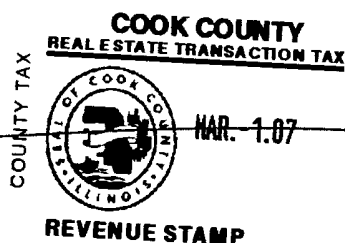
"THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first party, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, **SUBJECT TO:** current non-delinquent real estate taxes and taxes for subsequent years; special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing; the Act and the Ordinance, including all amendments thereto; the Declaration, including all amendments and Exhibits attached thereto; public, private and utility easements recorded at any time prior to Closing (as hereinafter defined) including any easements established by or implied from the Declaration; covenants, conditions, agreements, building lines and restrictions of record; applicable building and zoning laws, statutes, ordinances and regulations; road and highways, if any; leases and licenses affecting Common Elements; the Plat of Resubdivision affecting the Project; title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at the time by using the funds to be paid upon delivery of the Deed; matters over which the Title Company is willing to insure; acts done or suffered by the Purchaser or anyone claiming by, through or under Purchaser.

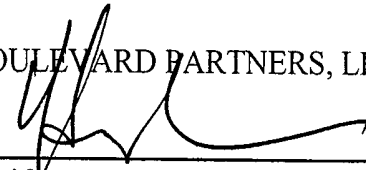
Permanent Real Estate Index Number: 11-32-202-014-0000

Address of real estate: 1140 W. PRATT, UNIT 2 N CHICAGO, ILLINOIS



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IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its General Partner, the day and year first above written.

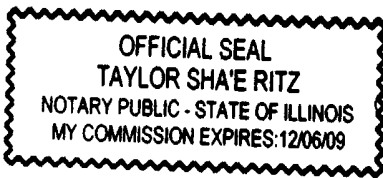
PRATT BOULEVARD PARTNERS, LP
BY: X 

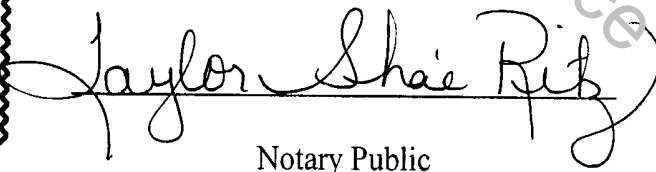
President,
Woo Development and Investment, Inc.,
an Illinois Corporation
General Partner

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Taylor Sha'e Ritz, a notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HENRY WOO, personally known to me to be President of Woo Development and Investment, Inc., an Illinois Corporation, General Partner of Pratt Boulevard Partners, LP, an Illinois Limited Partnership, 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 severally acknowledged that as such General Partner he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Agreement of said Limited Partnership as his free and voluntary act, and as the free and voluntary act and deed of said Limited Partnership, for the uses and purposes therein set forth.

Given under my hand and official seal this 16 day of February, 2007.




Notary Public

This instrument prepared by: Mary M. York, Attorney at Law, 4001 N. Wolcott Avenue, Chicago, Illinois 60613

