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SPECIAL WARRANTY DEED



Doc#: 0711433154 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/24/2007 11:13 AM Pg: 1 of 5

The above space for recorder's use only

THE GRANTOR, WHEELING PRAIRIE, L.L.C., a Limited Liability Company, duly organized and validly 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 consideration, in hand paid, and pursuant to authority given by the Manager of said Company, does hereby **REMISES, RELEASES, ALIENS and CONVEYS** to:

Gay L. Portnoy, 533 Surf Court, Wheeling, IL 60090, the following described real estate situated in the County of Cook, State of Illinois, to wit:

ADDRESS OF PROPERTY:

115 Prairie Park Dr., Wheeling, IL 60090,

Unit 3-304 Parking Spaces: P-3-41, P-3-42 & P-3-35

Storage Locker: S-3-41, S-3-42-,S-3-102 and S-1-97

P.I.N. 03-02-100-054-0000

SEE ATTACHED EXHIBIT A

Grantor also hereby grants to the Grantee(s), 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 right and easement 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 reservation contained in said Declaration the same as though the provisions of said declarations were recited and stipulated at length herein".

BOX 333-CP

490
C.F.

LOFZ CT1 8372604 Z LH

Property of Cook County Clerk's Office

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STATE OF ILLINOIS



APR. 20. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000038248

REAL ESTATE
TRANSFER TAX

0052300

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



APR. 20. 07

REVENUE STAMP

0000038349

REAL ESTATE
TRANSFER TAX

0026150

FP 103034

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008372604 AH

STREET ADDRESS: 115 PRAIRIE PARK DR

UNIT 304

CITY: WHEELING

COUNTY: COOK

TAX NUMBER: 03-02-100-055-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER (S) 3-304, P-3-35, P-3-41 AND P-3-42 IN PRAIRIE PARK AT WHEELING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION OF PARTS OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 03, 2005 AS DOCUMENT NUMBER 0506203148; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE(S) S-3-41, S-3-42, S-3-102 AND S-1-97, LIMITED COMMON ELEMENTS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.

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255 W. Dundee Road
 Wheeling, Illinois 60090
 (847) 459-2600 • Fax (847) 459-9692

VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 115 PRAIRIE PARK 3-304 has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: _____

Name: Carol TressTitle: Utility Billing and Revenue Collection CoordinatorDate: 4/9/2007