

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 0716535128 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/14/2007 09:31 AM Pg: 1 of 4

The above space for recorder's use only

077 8355765 Z 8/14/07

**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:

Martin Lipson and Marilyn Lipson, of 969 Pine Tree Circle South, Buffalo Grove, IL, 60089, not as tenants in common, not as joint tenants but as Tenants in Entirty, 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 3-203 Parking Spaces: P-3-55

Storage Locker: S-3-55

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-C11

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Together with all and singular the hereditaments and appurtenances thereunto, belonging or in anywise appertaining, and the reversion and reversions, remainders and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever, of the Grantor, either in law or in 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, upon the Grantee(s) its heirs and assigns forever.

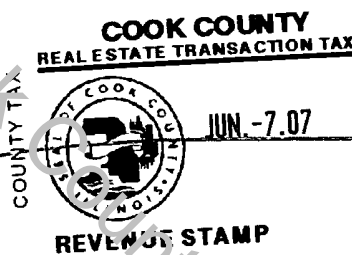
Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, their successor and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner encumbered or charged, except as recited herein; and that it WILL WARRANT AND DEFEND subject to general taxes for the year 2006 and subsequent years and covenants, conditions, restrictions and easements of record hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

Dated this 7<sup>th</sup> day of JUNE, 2007.

IN WITNESS WHEREOF, said Grantor has caused its company seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 1 day of JUNE, 2007.

By: [Signature]  
S. Mark Smith, Managing Member

State of Illinois )  
                          ) SS  
County of Cook )



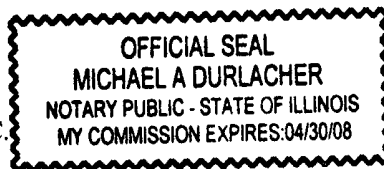
REAL ESTATE TRANSFER TAX
0022500
FP 103034

# 0000040259

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that S. Mark Smith, personally known to me to be the Managing Member of the Wheeling Prairie, L.L.C. and personal 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 they signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and seal this 1<sup>st</sup> day of JUNE, 2007.

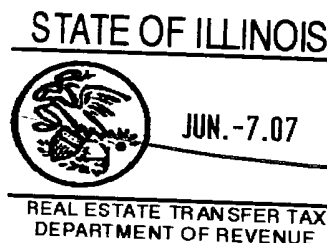
[Signature]  
NOTARY PUBLIC



This instrument prepared by: Michael A. Durlacher  
Durlacher & Associates, P.C.  
2 N. LaSalle Suite 1776  
Chicago, IL 60602

Mail to: Thomas McGowan  
1751 S. Naperville Rd #101  
Wheeling, IL 60187

Tax bill to:



REAL ESTATE TRANSFER TAX
0045000
FP 103032

# 0000040160

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY****ORDER NUMBER:** 1409 008355765 AH**STREET ADDRESS:** 115 PRAIRIE PARK DRIVE

UNIT 20

**CITY:** WHEELING**COUNTY:** COOK**TAX NUMBER:** 03-02-100-054-0000**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT NUMBER (S) 3-203 AND P-3-55 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-3-55, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.

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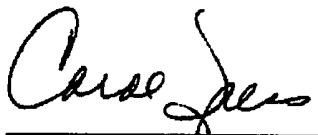
**255 W. Dundee Road  
 Wheeling, Illinois 60090  
 (847) 459-2600 • Fax (847) 459-9692**

### **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 2-203 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 Tress  
 Title: Utility Billing and Revenue Collection Coordinator  
 Date: 5/30/2007