CT 8384019-27

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SPECIAL WARRANTY DEED



Doc#: 0725601103 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 09/13/2007 09:03 AM Pg: 1 of 4

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 Manage of said Company, does hereby REMISES, RELEASES, **ALIENS** and **CONVEYS** to:

Mojtaba Salehi-Rad and Belghase Ema ni-Yeganeh, husband and wife, of 6922 Keystone, Lincolnwood, IL 60712, not as tenants in common, not as joint tenants, but as Tenants by the Entirety, the following described real estate signated in the County of Cook, State of Illinois, to wit:

ADDRESS OF PROPERTY:

115 Prairie Park Dr., Wheeling, IL 60090,

Unit 3-506 Parking Spaces: P-3-62 P-3-63

Storage Locker: <u>S-3-62 & S-3-63</u>

P.I.N.

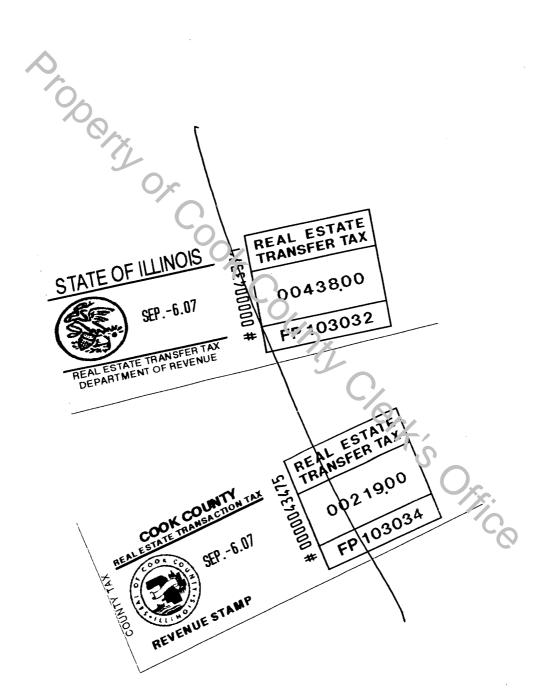
03-02-100-000-0000

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

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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, 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.

Datad this	/5th azy of	AUGUST	, 2007.
Dated this	u.y.b1_	7.00	, 2007.

IN WITNESS WHELE OF, 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 15th day of August 2007.

By:

S. Mark Smith, Managing Member

State of Illinois)
) SS
County of Cook)

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.

NOTARY PUBLIC

This instrument prepared by:

Michael A. Durlacher Durlacher & Associates, P.C. 2 N. LaSalle Suite 1776 Chicago, IL 60602 OFFICIAL SEAL
MICHAEL A DURLACHER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/30/08

Mail to:

MARIE I. MURPHY
ATTORNEY
880 LEE ST. #204
DES PLAINES, TL 60016

Tax bill to:

MOJTABA SALEHI-RAD

115 PRAIRIE PARK DRIVE

UNIT 506

WHEELING JL 60090

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008386019 AH

STREET ADDRESS: 115 PRAIRIE PARK DRIVE UNIT 506

CITY: WHEELING

COUNTY: COOK

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

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER (S) 3-506, P-3-62 AND P-3-63 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 05062/3148 AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-3-62 AND S-3-63, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.

LEGALD

08/15/07

DSO