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0809435251D

#4000

Doc#: 0809435251 Fee: \$27.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/03/2008 02:44 PM Pg: 1 of 3

WARRANTY DEED
Statutory (ILLINOIS)

THE GRANTOR, DEBORAH L. STANGE, divorced and not since remarried, of 1821 S. Prairie Parkway Chicago, IL 60616, for and in consideration of Ten and 00/100ths (\$10.00) DOLLARS, and for good and other valuable consideration in hand paid, CONVEYS and WARRANTS to NICOLE HIGGINS of 2328 W. 25th St. Chicago, IL 60608, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* HIGGINS

SEE ATTACHED LEGAL DESCRIPTION

Hereby releasing any claim that Grantors may have under the Homestead Exemption Laws of the State of Illinois.

Subject to covenants, conditions and restrictions of record; public and utility easements; if any, general real estate taxes for the year 2007 (2nd installment) and subsequent years.

Permanent Real Estate Index Number(s): 17-22-309-096-0000
Address(es) of Real Estate: 1821 S. Prairie Parkway Chicago, IL 60616

Date: March 31, 2008

DEBORAH L. STANGE

State of IL)

County of COOK)

SS

CITY OF CHICAGO

CITY TAX



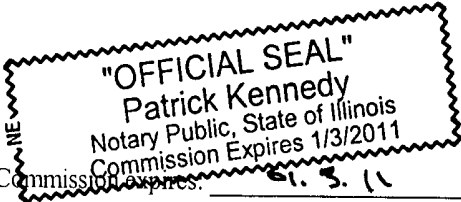
MAR. 31. 08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001904

REAL ESTATE TRANSFER TAX
0486750
FP 102805

The undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that DEBORAH L. STANGE, 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 she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.



GIVEN under my hand and notarial seal, this 31 day of MARCH 2008.

NOTARY PUBLIC

This instrument was prepared by: Mary Ellen Rosemeyer 100 W. Monroe Street Suite 2204 Chicago, IL 60603.

MAIL TO:

Melinda Brom
301 Scottwood
Riverside IL 60546

SEND SUBSEQUENT TAX BILLS TO:

Nicole Higgins
1821 S. Prairie Parkway
Chicago, IL 60616

Handwritten initials and numbers: 2, J, 334

Handwritten notes: 2-23, 2-23/104, 2-23/104, 2-23/104

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LEGAL DESCRIPTION FOR 1821 S. PRAIRIE PARKWAY CHICAGO, IL

PARCEL 1:

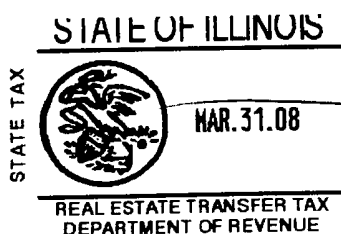
THAT PART OF LOTS 9 AND 10 IN A.B. MEEKER'S ADDITION TO CHICAGO BEING A SUBDIVISION OF SUB-LOTS 5 AND 6 IN C.M. CLARK'S SUBDIVISION OF LOTS 51 AND 56 AND NORTH 55 FEET OF LOTS 52 AND 55 IN ASSESSOR'S DIVISION OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE PUBLIC ALLEY VACATED BY CITY OF CHICAGO ORDINANCE RECORDED NOVEMBER 19, 2002 AS DOCUMENT NUMBER 0021276730 LYING EAST OF AND ADJACENT TO SAID LOT 10 IN A.B. MEEKER'S ADDITION IN CHICAGO, ALL BOUNDED BY A LINE DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 36.00 FEET OF LOT 3 IN CULVER AND OTHER'S SUBDIVISION IN THE AFORESAID FRACTIONAL QUARTER SECTION, TOWNSHIP AND RANGE; THENCE NORTH 89 DEGREES 48 MINUTES 55 SECONDS EAST (ASSUMED BEARING), ALONG THE NORTH LINE OF SAID SOUTH 36.00 FEET, ALSO BEING THE NORTH LINE OF A 16.00 FOOT PUBLIC ALLEY, 114.60 FEET TO A POINT IN THE EAST LINE OF A PRIVATE STREET (SOUTH PRAIRIE PARKWAY) ACCORDING TO THE PLAT RECORDED AUGUST 29, 2003 AS DOCUMENT 0324118012, AS CORRECTED BY CERTIFICATE RECORDED OCTOBER 22, 2003 AS DOCUMENT 0329510075; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID EAST LINE, PARALLEL WITH THE EAST LINE OF SOUTH PRAIRIE AVENUE, 311.64 FEET TO A POINT IN THE LINE COMMON TO SAID LOTS 9 AND 10, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECOND EAST, ALONG SAID EAST LINE, 21.72 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 34.59 FEET TO A POINT IN THE EAST LINE OF THAT PART OF THE PUBLIC ALLEY VACATED BY CITY OF CHICAGO ORDINANCE RECORDED NOVEMBER 19, 2002 AS DOCUMENT NUMBER 0021276730; THENCE SOUTH 00 DEGREES 30 MINUTES 53 SECONDS WEST, ALONG SAID EAST LINE, 21.61 FEET TO THE SOUTHEAST CORNER OF THAT PART OF THE PUBLIC ALLEY VACATED BY CITY OF CHICAGO ORDINANCE RECORDED NOVEMBER 19, 2002 AS DOCUMENT 0021276730; THENCE SOUTH 24 DEGREES 43 MINUTES 25 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF LOT 9 AFORESAID, ALSO BEING THE SOUTHWESTERLY LINE OF A 20.00 FOOT PUBLIC ALLEY, 10.15 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE EAST LINE OF SOUTH PRAIRIE PARKWAY AFORESAID, 38.64 FEET TO A POINT IN THE EAST LINE OF SAID SOUTH PRAIRIE PARKWAY; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID EAST LINE, 9.11 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

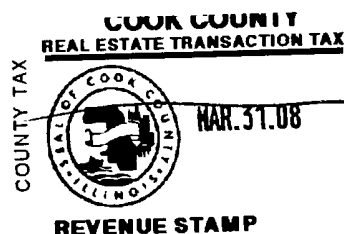
EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MANSIONS OF PRAIRIE PLACE TOWNHOME HOMEOWNERS ASSOCIATION RECORDED AS DOCUMENT NUMBER 0324118012.

P.I.N.: 17-22-309-096-0000

Commonly known as 1821 S. Prairie Parkway Chicago, IL 60616



# 000000795	REAL ESTATE TRANSFER TAX
	0064900
	FP 102808



# 0000107987	REAL ESTATE TRANSFER TAX
	0032450
	FP 102802

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

MARY ELLEN ROSEMeyer, being duly sworn on oath, states that

SHE resides at 100 W. MONROE ST. SUITE 2204 CHICAGO, IL 60603. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Mary Ellen Rosemeyer

SUBSCRIBED and SWORN to before me

this 31 "OFFICIAL SEAL" 2008
Patrick Kennedy
 Notary Public, State of Illinois
 Commission Expires 1/3/2011

 Notary Public