

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 0829431012 Fee: \$44.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 10/20/2008 09:48 AM Pg: 1 of 5

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~~ P-3-24

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".

**BUX 333-CP**


4PG  
CJ

This document is being re-recorded to correct a scanner's error in the parking unit # P-3-34. OFZ CTI 8372604 Z LH

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS



APR. 20. 07


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000038248

REAL ESTATE TRANSFER TAX
00523.00
FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



APR. 20. 07

REVENUE STAMP

# 0000038349

REAL ESTATE TRANSFER TAX
00261.50
FP 103034

# UNOFFICIAL COPY

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 12<sup>th</sup> day of April, 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 12<sup>th</sup> day of April, 2007.

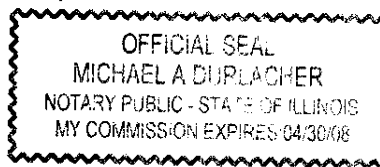
By: [Signature]  
S. Mark Smith, Managing Member

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.

Given under my hand and seal this 12<sup>th</sup> day of April, 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:  
William McGuinn, Esq.  
Sugar, Friedberg & Felsenthal LLP  
30 N. LaSalle St., Suite 3000  
Chicago, IL 60602

Tax bill to: GAY L. PORTNEY  
115 PRAIRIE PARK DR. #304  
Wheeling IL 60090

**UNOFFICIAL COPY****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

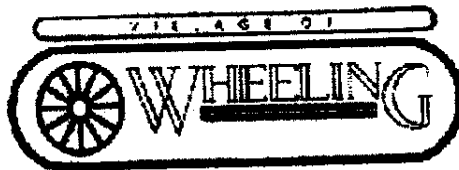
**LEGAL DESCRIPTION:**

## PARCEL 1:

UNIT NUMBER (S) 3-304, <sup>P-3-34<sup>ea</sup></sup> ~~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.

**UNOFFICIAL COPY**

**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 Tress

Title: Utility Billing and Revenue Collection Coordinator

Date: \_\_\_\_\_

4/9/2007