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SPECIAL
WARRANTY DEED



Doc#: 0836411024 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/29/2008 10:10 AM Pg: 1 of 4

The above space for recorder's use only

CT 8446881 2 1894773 173

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:

Husband + wife

James ~~M~~ Swanson and Joan ~~X~~ Swanson, of 1138 E. Meadow Lake Dr., Palatine, IL 60074, Not as tenants in common, not as joint tenants but as Tenants by the Entirety, the following described real estate situated in the County of Cook, State of Illinois, to wit:

4

ADDRESS OF PROPERTY:


100 Prairie Park Dr., Wheeling, IL 60090,

Unit 4-306 Parking Spaces: P-4-59 & P-4-60

Storage Locker: S-4-60

P.I.N. 03-02-100-057-0000

SEE ATTACHED EXHIBIT A

STATE OF ILLINOIS		2277000000 #	REAL ESTATE TRANSFER TAX
STATE TAX			DEC. 24. 08
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 102808

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".

Together with all and singular the hereditaments and appurtenances thereunto, belonging

1 **BOX 333-CTA**

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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.

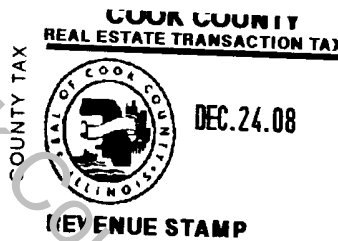
Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, their successor and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner encumbered or charged, except as recited herein; 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 28th day of October, 2008.

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 29th day of October, 2008.

By: 
S. Mark Smith, Managing Member

State of Illinois)
) SS
County of Cook)



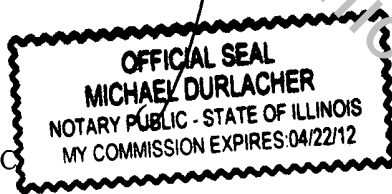
0000002245
REAL ESTATE TRANSFER TAX
0023225
FP 102802

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 28th day of October, 2008.


NOTARY PUBLIC

This instrument prepared by: Michael A. Durlacher
Durlacher & Associates, P.C.
105 W. Adams, 28th Floor
Chicago, IL 60603



Mail to:

Tax bill to:

Alison Schmidt-Woods
Att'y.
1250 S Grove Ave #200
Barrington, IL 60010

James + Joan Swanson
100 Prairie Park Dr
4-306
Wheeling, IL 60090

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008446881AH

STREET ADDRESS: 100 PRAIRIE PARK DR.

UNIT 306

CITY: WHEELING

COUNTY: COOK

TAX NUMBER: 03-02-100-057-0000

LEGAL DESCRIPTION:

UNIT NUMBER (S) 4-306 AND P-4-59 AND P-4-60 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.

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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 100 PRAIRIE PARK 4-306 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: 10/20/2008