

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 1117111000 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/20/2011 08:21 AM Pg: 1 of 3

CTI 8840677 20111511000 6915111000 6915111000

THIS INDENTURE, made this June 7, 2011, between **PRAIRIE MANOR CLOSEOUT, LLC**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), and, **GAVIN VAN HORN AND MARCY VAN HORN**, husband and wife, not as joint tenants nor as tenants in common, but as tenants by the entirety ("Grantee"), whose address is 127 Clyde #3E, Evanston IL 60202

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto the Grantee, **FOREVER**, all interest in the real estate, situated in the County of Cook and State of Illinois, legally described on **Exhibit A** attached hereto and made a part hereof, commonly known as: **2541 Prairie Ave, Evanston, Illinois, Unit 1.**

*This space reserved for Recorder's use only.*

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real estate.

**TO HAVE AND TO HOLD** the said real estate as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, itself and its successors and assigns, does covenant, promise and agree to and with the Grantee and their respective successors and assigns, that Grantor has neither done nor suffered to be done, anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor **WARRANT AND DEFEND**, said real estate against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those encumbrances specified on **Exhibit A** attached hereto.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easement appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, as described on Exhibit A, and Grantor reserves to itself, its successors and assigns, the rights and easements 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 reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

**IN WITNESS WHEREOF**, said Grantor has executed this Special Warranty Deed, the day and year first above written.

Prepared By:  
Todd Fishein, Esq.  
Red Seal Development Corp.  
425 Huehl Road, Building 18  
Northbrook, IL 60062

**PRAIRIE MANOR CLOSEOUT, LLC**, an Illinois limited liability company

By: **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation, its sole manager

By:   
Todd Fishein, CEO

S Y  
P 3  
S N  
SC Y  
INTC 9

**BOX 333-CP**

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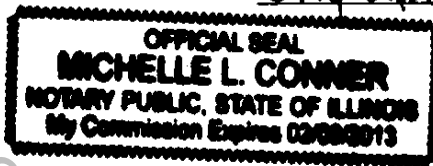
STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Todd Fishbein, personally known to me to be the President/CEO of **RED SEAL DEVELOPMENT CORP.**, an Illinois corporation and the sole Manager of **PRAIRIE MANOR CLOSEOUT, LLC** and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this June 7, 2011.

*Michelle R. Conner*

Notary Public



SEND RECORDED DEED TO:

*Gavin and Marcy Van Horn*  
2541 Prairie #1  
Evanston, IL 60201

SEND SUBSEQUENT TAX BILLS TO:

Gavin Van Horn and Marcy Van Horn  
2541 Prairie Ave, Unit 1  
Evanston, Illinois 60201

CITY OF EVANSTON 024775  
Real Estate Transfer Tax  
City Clerk's Office  
PAID JUN 2 - 2011 AMOUNT \$ 835.00

Agent *[Signature]*

STATE OF ILLINOIS



JUN. 10. 11

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000008866

REAL ESTATE TRANSFER TAX
0016700
FP 103032

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JUN. 10. 11

REVENUE STAMP

# 000008883

REAL ESTATE TRANSFER TAX
0008350
FP 103034

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## EXHIBIT A

UNIT NUMBER **2541-1** IN THE PRAIRIE MANOR CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 6 AND 7 IN BLOCK 19 IN NORTH EVANSTON IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 5, 2006 AS DOCUMENT 0612532016 AND CERTIFICATE OF SURVEY AMENDMENT RECORDED SEPTEMBER 20, 2009 AS DOCUMENT 0924531069; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY ILLINOIS.

**STREET ADDRESS: 2541 Prairie Ave, Evanston, Illinois, Unit 1**  
**P.I.N.: 10-12-104-020-1033**

### **SUBJECT TO:**

(1) General real estate taxes not due and payable at the time of closing; (2) Covenants, conditions and restrictions of record; (3) Building lines and easement; (4) Encroachment of the asphalt located mainly on the land to the south over the Southerly 2.1 Feet of the Land as shown on the survey prepared by B.H. Suhr & Company, Inc. dated January 12, 2004, order no. 03 813 (5) Rights of public or quasi-public utility companies to maintain lines crossing land and benefitting the property to the southeast and northwest, as shown on plat of survey prepared by B.H. Suhr & Company, inc., dated January 12, 2004, order no. 03 813. (6) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded May 5, 2006 as document no. 0612532016 and Certificate of Survey Amendment recorded September 20, 2009 as document 0924531069, as amended from time to time;