

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

NB 10
 f
 10
 THIS INDENTURE, made this March 15, 2012, 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, **HEATHER CULLEN**, ("**Grantee**"), whose address is 3708 N Lakewood Ave. Apt Bsmt, Chicago, IL 60613



Doc#: 1208333084 Fee: \$42.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 03/23/2012 01:29 PM Pg: 1 of 3

This space reserved for Recorder's use only.

201211383
 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: **2535 1/2 Prairie Ave, Evanston, Illinois, Unit 2.**

C 16848817
 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 **WILL 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: _____

BOX 333-CTT

S	<u>Y</u>
P	<u>Y</u>
S	<u>N</u>
SC	<u>Y</u>
INT	<u>C.7</u>

UNOFFICIAL COPY

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 March 15, 2012.

Michelle L. Conner
Notary Public



SEND RECORDED DEED TO:
Frank Howard
Law office of Frank M. Howard
700 Busse Highway
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:
Heather Cullen
2535 1/2 Prairie Ave, Unit 2
Evanston, Illinois 60201

CITY OF EVANSTON 025415
Real Estate Transfer Tax
City Clerk's Office

PAID MAR 13 2012 AMOUNT \$ 630.00

Agent *[Signature]*

REAL ESTATE TRANSFER	03/20/2012
COOK	\$63.00
ILLINOIS:	\$126.00
TOTAL:	\$189.00



UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

UNIT NUMBER **2535-1/2-#2** 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: 2535 1/2 Prairie Ave, Evanston, Illinois, Unit 2
P.I.N.: 10-12-104-020-1006

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;