



Doc#: 1313735087 Fee: \$44.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/17/2013 02:50 PM Pg: 1 of 4

**WARRANTY DEED**

Statutory (Illinois)

**THE GRANTORS:**

**JOSEPH S. HAGAN and  
KATHRYN T. HAGAN,**

Husband and wife,  
of the City of Chicago,  
State of Illinois, for and  
in consideration of Ten and  
no/100 Dollars (\$10.00) in

*Aff 130308  
10  
1012*

hand paid, and other good  
and valuable consideration,  
CONVEY and WARRANT to  
**ROBERT M. CLARKE**

1211 S. Prairie, Unit 5005, Chicago, Illinois 60605

the following described Real Estate situated in the County of Cook, in the State of Illinois, to  
wit:

*SEE LEGAL DESCRIPTION ATTACHED*

Subject to the following permitted exceptions, if any.: covenants, conditions, and restrictions of  
record; public and utility easements; general real estate taxes for 2012 and subsequent years;  
the mortgage or trust deed and acts done or suffered by or through the Purchaser.  
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.

**STREET ADDRESS: 1439 S. Prairie Avenue, Unit G, Chicago, Illinois 60605**  
**PIN: 17-22-110-035-1064**

DATED THIS 12 DAY OF APRIL, 2013.

*[Signature]*  
\_\_\_\_\_  
JOSEPH S. HAGAN

*[Signature]*  
\_\_\_\_\_  
KATHRYN T. HAGAN

State of Illinois, County of Cook ss. I, the undersigned a Notary Public in and for said County,  
in the State aforesaid, DO HEREBY CERTIFY that JOSEPH S. HAGAN and KATHRYN T.  
HAGAN known to me to be the same persons whose names are 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.

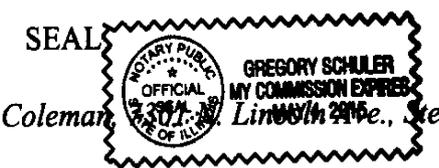
Given under my hand and official seal, this 12<sup>th</sup> day of April, 2013.

*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

*This instrument was prepared by Heidi Weitmann Coleman,  
140, Lincolnwood, Illinois 60712.*

Mail To:

*Robert Clarke  
1439 S. Prairie Ave Unit G  
Chicago, Illinois 60605*



Send Subsequent Tax Bills To:

*Robert Clarke  
1439 S. Prairie Ave  
Chicago, IL 60605*

S Y  
P 4  
S N  
SC V  
INT [Signature]

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Address Given: 1439 S. Prairie Avenue, Unit G  
Chicago, IL 60605

Property Tax No(s): 17-22-110-035-1064

Legal Description:

PARCEL 1:

UNIT 71 IN PRAIRIE PLACE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 56.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 124.00 FEET; THENCE 89 DEGREES 58 MINUTES 41 SECONDS WEST 102.21 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG SAID EAST LINE 68.00 FEET THEREON TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 175.0 FEET TO THE NORTH LINE OF LOT 2; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST ALONG SAID NORTH LINE 75.0 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF LOT 2 AFORESAID 175.0 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST ALONG SAID NORTH LINE 75.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, TOGETHER WITH PART OF THE FORMER LANDS OF THE ILLINOIS CENTRAL RAILROAD IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION AFORESAID; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 68.0 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 58 DEGREES 41 SECONDS EAST 101.21 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 58 SECONDS WEST 24.18 FEET; THENCE NORTHWESTERLY 99.92 FEET ALONG THE ARC OF A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1,400.69 FEET (THE CHORD OF SAID ARC BEARING NORTH 02 DEGREES 15 MINUTES 36 SECONDS EAST 99.90 FEET); THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 97.13 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 124.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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ALSO

THE EAST 122.07 FEET OF THE WEST 197.07 FEET OF THE NORTH 119.0 FEET OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION TOGETHER WITH THAT PART OF THE FORMER LANDS OF THE ILLINOIS CENTRAL RAILROAD IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 197.07 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 64.48 FEET; THENCE SOUTH 06 DEGREES 22 MINUTES 54 SECONDS EAST 68.86 FEET; THENCE SOUTHEASTERLY 50.80 FEET ALONG THE ARC OF A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1,400.69 FEET (THE CHORD OF SAID ARC BEARING SOUTH 05 DEGREES 20 MINUTES 33 SECONDS EAST 50.80 FEET); THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 77.27 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST 119.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 3, 1995 AS DOCUMENT NUMBER 95150205, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION AFORESAID; THENCE SOUTH 25 DEGREES 15 MINUTES 18 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF LOT 2 AFORESAID 178.23 FEET TO THE POINT OF CURVE THEREIN; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE BEING AN ARC OF A CIRCLE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 316.0 FEET FOR A DISTANCE OF 72.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 2 FOR A DISTANCE OF 101.05 FEET; THENCE NORTH 25 DEGREES 15 MINUTES 18 SECONDS WEST 312.19 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 20.78 FEET TO THE EAST LINE OF LOT AFORESAID; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG SAID EAST LINE 30.32 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 64 DEGREES 44 MINUTES 42 SECONDS WEST 51.27 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION TOGETHER WITH PART OF THE FORMER LANDS OF THE ILLINOIS CENTRAL RAILROAD IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION AFORESAID; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE EAST LINE OF LOT 1 AFORESAID 68.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES

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41 SECONDS EAST 203.42 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS EAST 141.61 FEET; THENCE SOUTHEASTERLY ALONG AN ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 1,464.69 FEET, AN ARC DISTANCE OF 209.58 FEET (THE CHORD OF SAID ARC BEARING SOUTH 04 DEGREES 18 MINUTES 55 SECONDS EAST 209.41 FEET); THENCE SOUTH 08 DEGREES 24 MINUTES 46 SECONDS EAST 56.50 FEET TO THE SOUTH LINE OF LOT 2 AFORESAID; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 20.78 FEET TO THE EAST LINE OF LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG SAID EAST LINE 124.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 96318235, AS AMENDED BY THE CORRECTION TO DECLARATION RECORDED IN THE RECORDER'S OFFICE ON MAY 21, 1996 AS DOCUMENT NUMBER 96385673 AND AMENDED BY THE FIRST AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON NOVEMBER 25, 1996 AS DOCUMENT NUMBER 96895524, AS AMENDED BY THE SECOND AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON DECEMBER 1, 1997 AS DOCUMENT NUMBER 97895567, AS AMENDED BY THE THIRD AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON JANUARY 29, 1998 AS DOCUMENT NUMBER 98078464, AS AMENDED BY THE FOURTH AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON JUNE 23, 1998 AS DOCUMENT NUMBER 98536091, AMENDED BY FIFTH AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON NOVEMBER 30, 1999 AS DOCUMENT NUMBER 09118593, AMENDED BY THE SIXTH AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON DECEMBER 19, 2001 AS DOCUMENT NUMBER 001120683, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPT THEREFROM ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT OF EASEMENT DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT NUMBER 04080035.

REAL ESTATE TRANSFER		05/07/2013
	CHICAGO:	\$7,162.50
	CTA:	\$2,865.00
	<b>TOTAL:</b>	<b>\$10,027.50</b>
17-22-110-035-1064   20130401602446   5DTXFH		

REAL ESTATE TRANSFER		05/08/2013
 	COOK	\$477.50
	ILLINOIS:	\$955.00
	<b>TOTAL:</b>	<b>\$1,432.50</b>
17-22-110-035-1064   20130401602446   B37NBH		