

# UNOFFICIAL COPY

## WARRANTY DEED

ILLINOIS STATUTORY  
(INDIVIDUALS to INDIVIDUAL)



Doc#: 1327704138 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/04/2013 09:38 AM Pg: 1 of 3

### Send Subsequent Tax Bills to:

Bernadette McNicholas  
1435 S. Prairie Ave.  
Unit H-45  
Chicago, IL 60605

### Mail to:

Stephen Thacker  
Goldberg Weisman & Cairns Ltd.  
One E. Wacker Dr.  
Suite 3800  
Chicago, IL 60601

THE GRANTORS, **Michael Faye and Judy Martinez, husband and wife**, of the City of Chicago, County of Cook, State of Illinois for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEY and WARRANT to **Bernadette McNicholas, AN UNMARRIED WOMAN** of 4533 W. 99<sup>th</sup> Place, Oak Lawn, IL 60453. The following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

*See Legal Description attached hereto as Exhibit "A"*

Property Index Number: 17-22-110-035-1038

Common Address: 1435 S. Prairie Ave., Unit H-45, Chicago, Illinois 60605

**SUBJECT TO, IF ANY:** covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Y  
3  
N  
C  
333  
C  
333  
C

172

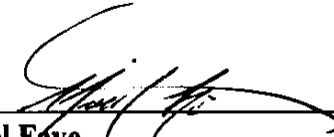
lp

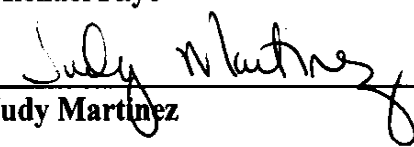
AR

WSA447296

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantors have caused his/her name to be signed to these presents this 4<sup>th</sup> day of September, 2013.

  
 \_\_\_\_\_  
 Michael Faye

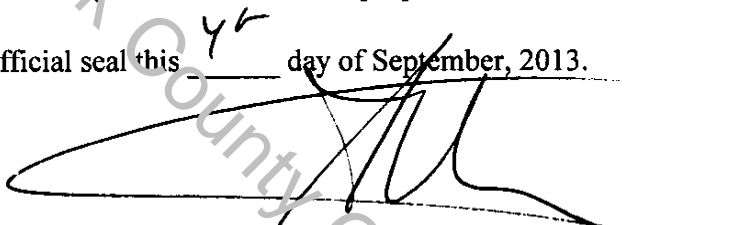
  
 \_\_\_\_\_  
 Judy Martinez

STATE OF Illinois  
COUNTY OF Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Michael Faye and Judy Martinez, husband and wife**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 4<sup>th</sup> day of September, 2013.






  
 \_\_\_\_\_  
 Notary Public

**This Instrument was prepared by:**

Steven E. Moltz  
PALMISANO & MOLTZ  
19 S. LaSalle Street, Suite 900  
Chicago, Illinois 60603

AFTR RECORDING MAIL TO:  
 STEPHEN THACKER  
 ONE E. WALKER DR. 38TH FL  
 CHICAGO, IL 60601

REAL ESTATE TRANSFER	09/04/2013
 CHICAGO:	\$3,787.50
CTA:	\$1,515.00
TOTAL:	\$5,302.50
17-22-110-035-1038   20130801609342   U48LCT	

REAL ESTATE TRANSFER	09/04/2013
 COOK	\$252.50
 ILLINOIS:	\$505.00
TOTAL:	\$757.50
17-22-110-035-1038   20130801609342   H6NJQH	

# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NUMBER H-45 IN PRAIRIE PLACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION IN THE NORTHWEST 1/4 FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST 1/4 OF LOT 1 IN SAID PRAIRIE PLACE TOWNHOMES SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST 56.00 FEET ALONG THE NORTHERLY EXTENSION THEREOF; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 1240.00 FEET; THENCE NORTH 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 68.00 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 AS DOCUMENT NUMBER 96318235; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT AS CREATED AND SET OUT IN THE GRANT OF EASEMENT, DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080034.

#### PARCEL 3:

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

Property Index Number: 17-22-110-035-1038

Common Address: 1435 S. Prairie Ave., Unit H-45, Chicago, Illinois 60605