

# UNOFFICIAL COPY



Doc#: 1328126045 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/08/2013 11:25 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED



1032 8923887AH  
201328411/RO

This instrument prepared by:

Michael A. Durlacher  
Durlacher & Associates, P.C.  
105 W. Adams 28<sup>th</sup> Floor  
Chicago, IL 60603

The above space for recorder's use only

**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 Delaware successor by merger to Wheeling Prairie, L.L.C., an Illinois Limited Liability Company, 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:

Leah Kimmelman, of 153 Pointe Dr. #110, Northbrook IL 60062 the following described real estate situated in the County of Cook, State of Illinois, to wit:

### ADDRESS OF PROPERTY:

115 Prairie Park Dr., Wheeling, IL 60090,

Unit 3-301 Parking Space: P-3-61 and P-3-82

Storage Locker: S-3-61 and S-3-82

P.I.N. 03-02-100-066-1392 <sup>066-</sup>  
03-02-100-066-1405 / 03-02-100-1415

SEE ATTACHED EXHIBIT A

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

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BOX 333-CTI

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hereditaments and appurtenances thereunto, belonging 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.

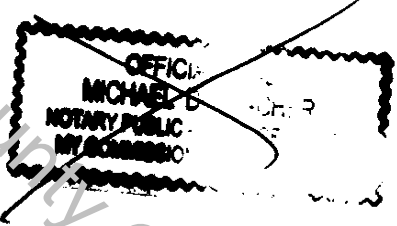
Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, their successor and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner encumbered or charged, except as recited herein; and that it WILL WARRANT AND DEFEND subject to general taxes for the year 2013 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 12<sup>th</sup> day of ~~July~~ AUGUST, 2013.

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 12 day of August, 2013.

By: [Signature]  
S. Mark Smith, Managing Member

State of Illinois  
County of Cook



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 personally 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 12<sup>th</sup> day of August, 2013.

[Signature]  
NOTARY PUBLIC

Mail to: [Handwritten mark]

Tax bill to: Leah Kimmelman  
115 Prairie Park Drive  
#301  
Wheeling, IL 60090

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 008923887 AH

STREET ADDRESS: 115 PRAIRIE PARK DR.

#3-301

CITY: WHEELING

COUNTY: COOK

TAX NUMBER: 03-02-100-066-1415

\*03-02-100-066-1392 +

03-02-100-066-1405

**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT NUMBER (S) 3-301, P-3-68, AND P-3-82 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.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.

115 PRAIRIE PARK DR. WHEELING IL UNIT 3-301

**REAL ESTATE TRANSFER**

08/12/2013



<b>COOK</b>	\$120.00
<b>ILLINOIS:</b>	\$240.00
<b>TOTAL:</b>	\$360.00

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