

# UNOFFICIAL COPY

## WARRANTY DEED

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8924671

for 10/2

This instrument prepared by:

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



Doc#: 1428318030 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/10/2014 09:41 AM Pg: 1 of 3

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 **Warrants and Coveys** to:

Nicole D. Nowak, as Trustee of Nicole D. Nowak Trust Dated April 13, 2011, of 100 Prairie Park Dr. 4-302 Wheeling IL, the following described real estate situated in the County of Cook, State of Illinois, to wit:

### ADDRESS OF PROPERTY:

100 Prairie Park Dr., Wheeling, IL 60090,

Unit 4-302 Parking Space: P-4-27

Storage Locker: S-4-27

P.I.N. 03-02-100-071-0000  
03-02-100-072-1467

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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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 22<sup>nd</sup> day of July, 2014.

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 22<sup>nd</sup> day of July, 2014.

By: \_\_\_\_\_

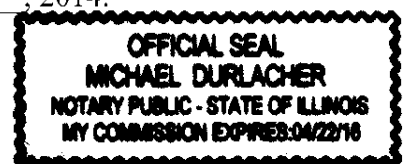
S. Mark Smith, Managing Member

State of Illinois       )  
                                  ) SS  
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 22<sup>nd</sup> day of July, 2014.

\_\_\_\_\_  
NOTARY PUBLIC



~~Mail to:~~

*Mail TO AND SEND TAX BILL*  
Tax bill to:

Nicole Nowak, as Trustee  
100 Prairie Park Dr. 4-302  
Wheeling IL 60090

## REAL ESTATE TRANSFER TAX

15-Sep-2014



COUNTY:	149.00
ILLINOIS:	298.00
<b>TOTAL:</b>	<b>447.00</b>

03-02-100-071-0000 | 20140701614580 | 2-006-639-744

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## CHICAGO TITLE INSURANCE COMPANY

**ORDER NUMBER:** 1409 008924671 AH  
**STREET ADDRESS:** 100 PRAIRIE PARK DR. #4-302  
**CITY:** WHEELING **COUNTY:** COOK  
**TAX NUMBER:** 03-02-100-071-0000

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT NUMBER (S) 4-302 & P-4-27 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 S-4-27, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0506203148.