

# UNOFFICIAL COPY

Doc#: 1915049170 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/30/2019 01:07 PM Pg: 1 of 3

## WARRANTY DEED

## ILLINOIS STATUTORY

Limited liability company to Individual(s)

Dec ID 20190501667513  
ST/CO Stamp 0-362-819-488 ST Tax \$1,300.00 CO Tax \$650.00  
City Stamp 0-465-080-224 City Tax: \$13,650.00

MAIL TO:

William Blatter  
4732 N Lincoln  
Chicago IL 60625

NAME/ADDRESS OF TAXPAYER(S):

**Jonathan A. Cipriani Trust**  
310-C East Cullerton Street  
Chicago, Illinois 60616

RECORDER'S STAMP

The Grantor, **PRAIRIE 4, LLC**, a limited liability company organized 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, for the consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Managers of said company, **CONVEYS and WARRANTS** unto

**JONATHAN A. CIPRIANI TRUST DATED JULY 27, 2017**

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

**See Legal Description attached hereto and made a part hereof.**

Three (3) underlying Permanent Index Number(s): 17-22-309-014-0000 (undivided)  
17-22-309-015-0000 (undivided)  
17-22-309-033-0000 (undivided)

Commonly Known As: **310-C East Cullerton Street, Chicago, Illinois 60616**

SUBJECT TO: covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2018 (second installment) and subsequent.

*Return to:*  
**Proper Title, LLC**  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074

①/2 PT19 50795

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In Witness Whereof, the said Grantor has caused its name to be signed to these presents by its Manager this 17<sup>th</sup> day of **May**, 2019.

**PRAIRIE 4, LLC,**  
an Illinois limited liability company

By: X *Seamus Murnin*  
Seamus Murnin, Its Manager

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 the above signatory, personally known to me to be a Manager of **PRAIRIE 4, LLC**, 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 as such Manager he signed and delivered the said instrument, pursuant to authority given by the Board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 17<sup>th</sup> day of **May**, 2019.



*John E. Lovstrand*  
Notary Public

This instrument prepared by: John E. Lovstrand, Esq.  
JOHN E. LOVSTRAND, P.C.  
30 Green Bay Road  
Winnetka, IL 60093

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## Exhibit A

THOSE PARTS OF LOT 2 IN BLOCK 5 IN GEORGE SMITH'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF BLOCKS 17 TO 22 IN ASSESSOR'S DIVISION OF THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, PROCEEDING NORTH ALONG THE WEST LINE OF SAID LOT 2 AND ALONG THE WEST LINE OF SUB-LOTS 5 AND 6 IN CULVER'S AND OTHERS SUBDIVISION OF LOTS 2 AND 3 IN BLOCK 5 IN JONES' ADDITION AND LOT 2 IN BLOCK 11 AND LOTS 3 AND 4 IN BLOCK 12 IN ASSESSOR'S SUBDIVISION OF THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, FOR A DISTANCE OF 101.76 FEET; THENCE EASTERLY ALONG A STRAIGHT LINE PARALLEL WITH THE SOUTH LINE OF LOT 2, IN BLOCK 5, FOR APPROXIMATELY 178.00 FEET TO THE EAST LINE OF SAID SUB LOT 5; THENCE SOUTH APPROXIMATELY 101.76 FEET ALONG THE EAST LINE OF SAID SUB LOTS 5 AND 6 IN CULVER'S AND OTHER SUBDIVISION TO THE SOUTH LINE OF SAID LOT 2 IN BLOCK 5 IN GEORGE SMITH'S SUBDIVISION THENCE WEST FOR A DISTANCE OF 178.06 FEET ALONG SAID SOUTH LINE TO THE STARTING POINT; ALL IN COOK COUNTY, ILLINOIS. TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 5 IN GEORGE SMITH'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF BLOCKS 17 TO 22 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 IN BLOCK 5, A DISTANCE OF 65.00 FEET; THENCE NORTH ALONG A STRAIGHT LINE PARALLEL WITH THE WEST LINE OF SAID LOT 2 IN BLOCK 5 AND THE WEST LINE OF SUBLOTS 5 AND 6 IN CULVER'S AND OTHERS SUBDIVISION OF LOTS 2 AND 3, IN BLOCK 5 IN JONES' ADDITION AND LOT 2 IN BLOCK 11 AND LOTS 3 AND 4 IN BLOCK 12, IN SAID ASSESSOR'S DIVISION OF SAID SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, A DISTANCE OF 51.29 FEET TO THE POINT OF BEGINNING; THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 22.90 FEET; THENCE EAST ALONG A STRAIGHT LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 2 IN BLOCK 5, A DISTANCE OF 62.97 FEET; THENCE SOUTH ALONG A STRAIGHT LINE PARALLEL TO SAID WEST LINE OF LOT 2 AND SUBLOTS 5 AND 6, A DISTANCE OF 22.90 FEET; THENCE WEST ALONG THE LINE PARALLEL WITH SAID SOUTH LINE OF SAID LOT 2 IN BLOCK 5, A DISTANCE OF 62.97 FEET TO THE POINT OF BEGINNING.