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SPECIAL WARRANTY DEED

Doc#: 2024422100 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 08/31/2020 02:22 PM Pg: 1 of 2

Dec ID 20200401652849

ST/CO Stamp 1-536-172-256 ST Tax \$349.00 CO Tax \$174.50

City Stamp 0-870-129-888 City Tax: \$3,664.50

1/2
The GRANTOR **FTV DEVELOPMENT & CO.**, an Illinois corporation, a corporation created 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 and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

JAMES MURRAY and **CHRISTINA SANITATE-RICE**, of 1000 S. Clark St., Apt. 1415, Chicago, IL 60605

not as Tenants in Common, but as **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 2 in the 4400 South Prairie Condominiums, as delineated on a Plat of Survey of the following described parcel of real estate: Lot 24 in Block 1 in Abell's Subdivision of the South 412 1/2 feet of Lot 2 in Hubbard's Subdivision of the East 1/2 of the Southwest 1/4 of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium recorded June 11, 2020, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 2016316120, as amended from time to time, together with its undivided percentage ownership interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space P-3, a limited common element ("LCE"), as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 2, as set forth in the Declaration of Condominium; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

SUBJECT TO: General real estate taxes for 2020 and subsequent years.

Permanent Real Estate Index Number(s): 20-03-309-052-0000 (affects underlying land)

Address(es) of Real Estate: 4400 S. Prairie Ave., Unit 2
Chicago, IL 60653

Grantor also hereby grants to the grantee, 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 rights and easements 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 reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

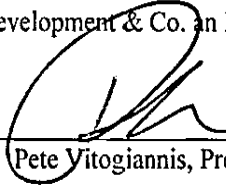
There were no tenants as this is new construction.

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, this 1st day of April, 2020.

PTV Development & Co. an Illinois corporation

By:



Pete Vitogiannis, President

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 PETE VITOGIANNIS, personally known to me to be the President of PTV Development & Co. an Illinois corporation, 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 President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 1st day of April, 2020.

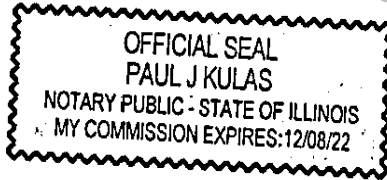
Commission expires:

12-8-22



Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



Mail to:

David Chang, Esq.
1990 E. Algonquin Rd., Suite 160
Schaumburg, IL 60173

Send subsequent tax bills to:

James Murray & Christina Sanitate-Rice
4400 S. Prairie Ave., Unit 2
Chicago, IL 60653