

# UNOFFICIAL COPY

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## WARRANTY DEED

THE GRANTOR, Prairie Street Townhomes Limited Partnership, an Illinois limited partnership, duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and 00/XX (\$10.00) DOLLARS, in hand paid, and pursuant to authority given by the General Partners of said limited partnership, CONVEYS and WARRANTS to:

P. Stacy Powers and Patricia M. Powers, not in Tenancy in Common, but in JOINT TENANCY, of 1834 Prairie, Glenview, Illinois 60025 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Unit 1834 in the Prairie Street Townhomes Condominium as delineated on a Survey of the following described Parcel of real estate:

Lot 1 in Prairie Street Subdivision, being a Resubdivision in the South 1/2 of the North West 1/4 of Section 35, Township 42 North, Range 12, East of Third Principal Meridian in the Village of Glenview, Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium made by Prairie Street Townhomes Limited Partnership, an Illinois Limited Partnership, and recorded in the Office of the Recorder of Deeds in Cook County, Illinois as Document Number 89,104,786 together with an undivided percentage interest in said parcel (Excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey), as may be amended from time to time.

Permanent Tax Number: 04-35-114-007 Volume: 134

Address: 1834 Prairie Street, Glenview, Illinois 60025.

Subject to:

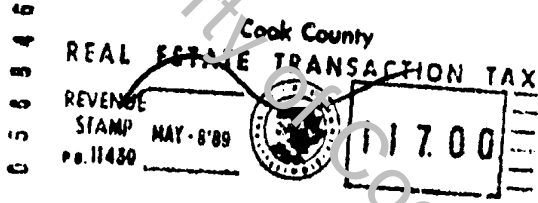
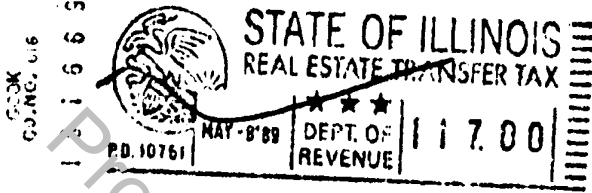
(1) general real estate taxes not due and payable at the date hereof; (2) the Illinois Condominium Property Act; (3) the Declaration, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions and easements of record; (8) streets and highways; (9) encroachments, if any; (10) switch track agreements and spurs and railroad rights of way, if any, and all rights and liabilities thereunder.

MAIL TO: Box 15  
P. Stacy Powers, Attorney at Law  
1834 Prairies  
Glenview, Illinois 60025

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(56)  
T1 248864

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DEPT-01 \$13.00  
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#7784 # 9-9-89-205509  
COOK COUNTY RECORDER

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Grantor 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.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its general partner, this 5th day of May, 1989.

Prairie Street Townhomes Limited Partnership

By:   
Dennis Smalley, General Partner

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Dennis Smalley personally known to me to be one of the general partners of Prairie Street Townhomes Limited Partnership, an Illinois limited partnership, 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 general partner, he signed and delivered the said instrument pursuant to authority given by the general partners of said limited partnership, as his free and voluntary act, and as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of May, 1989.

Commission expires October, 12 1992

  
Notary Public

This instrument was prepared by:  
Martin S. Korey, Esq.  
Stone, Pogrud, Korey & Spagat  
221 N. LaSalle Street  
# 2800  
Chicago, Illinois 60601  
(312) 782-3636

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