WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

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. DEPT-01 RECORDING 427.50 . T\$0004 TRAN 9246 05/21/96 15:24:00 . \$2004 % LF サーテムー385676 . COOK (DUNTY PECORDER

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THE GRANTOR, PRAIRIE PLACE LIMITED PARTNERSHIP, an Illinois limited partnership, for aid in consideration of the sum of TEN (\$10.00) and 00/100----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

PETER B. DRAGISIC and LORNA R. DRAGISIC of 400 NORTH MCCLURG COURT #3307, CHICAGO, IL 60611

not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERET AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 1/22-110-012

Address of Real Estate: 1435-J SOUTH PRAIRIE A'ENJE, Chicago, IL 60605

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Daniel E. McLean, President of MCL Ventures, Inc., an Illinois Corporation, its general partner and attested by Marilyn Walsh, Secretary of MCL Ventures, Inc., this 20th day of May, 1996.

PRAIRIE PLACE LIMITED PARTNERSHIP, a Illinois limited partnership

By: MCL Ventures, Inc., an Illinois corporation,

its general partner/

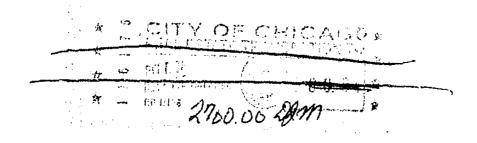
By:

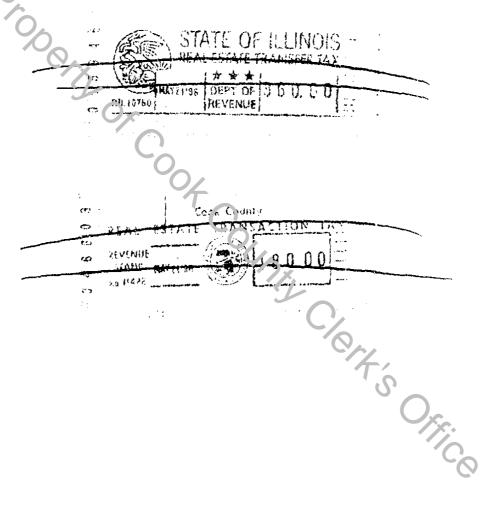
Daniel E. McLean, President

Attest:

Mulling Walsh, Secretary

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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 Daniel E. McLean and Marilyn Walsh, personally known to me to be the President and Secretary respectively of MCL Ventures, Inc., an Illinois Corporation, general partner of Prairie Place Limited Partnership, an Allinois limited partnership, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary appeared before me this day in person and acknowledged that they signed and delivered said instrument pursuant to authority given by the Board of Directors of said corporation, as their 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 official seal, on May 20, 1996.

IMPRESS NOTARIAL SEAL

HERE

"OFFICIAL SEAL" EVE SAFARIK Notary Public, State of Illinois My Commission Expirer August 30, 1998

Sycogy

My Commission Expires

This instrument was prepared by Daniel E. McLean,
Chicago Illinois 60614 5/0/4's Office 1337 W. Fullerton, Chicago, Illinois 60614.

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Send subsequent Tax Bill To: Dragisic reter 5. Prairie 60605 ch lago

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LEGAL DESCRIPTION

*PARCEL 1:

UNIT D-37 IN PRAIRIE PLACE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THRID PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID PRAIRIE PLACE TOWNHOMES SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST 56.00 FEET ALONG THE NORTHERLY EXTENSION THEREOF; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 124.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 102.21 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST 68.00 FEET THEREON TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 96318235, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENLFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS OVER, UPON AMD ACROSS THE EASEMENT AS CREATED AND SET OUT IN THE GRANT OF EASEMENT, DATED DECEMBER 20 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT NUMBER 04080034.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT OF EASEMENT DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT NUMBER 04080035

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GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AN ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIPED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION OF CONDOMINIUM AND A RESERVATION BY PRAIRIE PLACE CONDOMINIUM ASSOCIATION (THE "ASSOCIATION") AS AMENDED TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; UTILITY EASEMENTS OF RECORD, PROVIDED THE PREMISES DOES NOT ENCROACH THEREON; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT"); AND SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE.

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