

UNOFFICIAL COPY

WARRANTY DEED

STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL

97588941

. DEFT-01 RECORDING \$27.50
. T#0014 TRAN 4143 08/12/97 15:30:00
. #5290 + JW *-97-582941
. COOK COUNTY RECORDER

N9701148 10/2 kw

THE GRANTOR, PRAIRIE PLACE LIMITED PARTNERSHIP, an Illinois limited partnership, for and 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

27.50

NANCY E. PLUMMER, A SINGLE WOMAN HAVING NEVER BEEN MARRIED
of 4246 VALLEY VIEW RD., EDINA, MN 55424

, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-22-110-014 and 17-22-110-015

Address of Real Estate: 1435-K S. PRAIRIE AVENUE, CHICAGO, IL 60605,
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 30TH day of July, 1997.

PRAIRIE PLACE LIMITED PARTNERSHIP,
a Illinois limited partnership

By: MCL Ventures, Inc., an Illinois corporation,
its general partner

By: *[Signature]*
Daniel E. McLean, President

Attest: *Marilyn Walsh*
Marilyn Walsh, Secretary

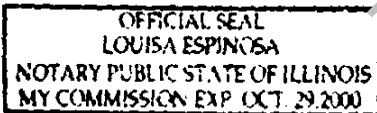
97588941


UNOFFICIAL COPY

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 Illinois 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 July 30, 1997.

IMPRESS
NOTARIAL SEAL
HERE





Notary Public

My Commission Expires

This instrument was prepared by Daniel E. McLean, 1337 W. Fullerton, Chicago, Illinois 60614.

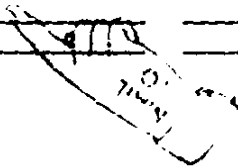
STATE OF ILLINOIS
DEPARTMENT OF REVENUE
PROPERTY TAX

97588041

97588041

Mail to: Nancy Plummes
1435 N. S. Prairie Ave
Chicago, IL 60605

Send subsequent Tax Bill To:
Nancy Plummes
1435 N. S. Prairie Ave
Chicago, IL 60605



UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT E-9 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 BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF SAID LOT 1 FOR A DISTANCE OF 56.00 FEET; 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 ALONG SAID EAST LINE 68.00 FEET THEREON TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LOT 1 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 3, 1995 AS DOCUMENT NUMBER 95150205, 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 BY THE CORRECTION TO DECLARATION RECORDED IN THE RECORDER'S OFFICE ON MAY 21, 1996 AS DOCUMENT NUMBER 96385673 AND AMENDED BY THIS FIRST AMENDMENT RECORDED IN THE RECORDER'S OFFICE ON NOVEMBER 25, 1996 AS DOCUMENT NUMBER 96895524 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 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 04086035

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED 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

97588941

UNOFFICIAL COPY

Property of Cook County Clerk's Office

97588941

UNOFFICIAL COPY

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

Property of Cook County Clerk's Office

97588941