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THIS INSTRUMENT PREPARED BY:

David A. Cuomo & Associated Ltd. 3343 S. Halsted Street Chicago, Illinois 60608 (773) 890-0009



Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 06/11/2003 01:12 PM Pg: 1 of 4

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 16th day of May, 2003, between Prairie District Homes, J. L.C., created and existing under and by virtue of the laws of the State of Illinois and duty authorized to transact business in the State of Illinois ("Grantor"), and JOHN P. JACOBY and DIANE G. JACOBY, ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged by these presents does REMISE, ALIEN AND CONVEY unto the Grantee, Not as Tenants in Common, Not as Joint Tenants, but as Tenants by the Entirety with Rights of Survivorship, and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT I

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above

Grantor also hereby grants to Grantee, successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration for Prairie District Townhomes (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

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And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by through or under it, subject only to:

- (a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
 - (o) Special taxes or assessments for improvements not yet completed; UBIT
- building lines of record and party wall rights which do not make ally adversely affect the we of the framew as a residence; when
- (q) The Declaration, including all Exhibits thereto, as amended from time to time;
- (e) The proposed fia attached as Exhibit D to Supplement No. 1 to Declaration;
 - (f) Applicable zoning and luilding laws and ordinances;
 - (ttt) Roads and highways, if any;
 - (uum) Unrecorded public utility easer us, if any; WB III
 - (vvv) Grantee's mortgage, if any;
 - (www) Plats of dedication and covenants thereof, an i
 - (xxx) Acts done or suffered by Grantee, or anyone claiming under Grantee.

By acceptance of this deed, Grantee, and all those claiming through Grantee. Acknowledge and confirm that Grantor is appointed attorney in fact of Grantee for the purpose of executing and recording the plat of subdivision referred to and attached as Exhibit D to Supplement No. 1 to Declaration.

Address:	316 E. 18 th Street, Illinois 6	50616
Chicago		

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

	PRAIRIE DISTRICT HOMES, L.L.C.,
	an Illimois limited liability company
	By: Warr N Banth
STATE OF ILLINOIS)	160
) SS	
COUNTY OF COOK)	
)	
I LAURA KAZO, a Notary Public i	n and for said County, in the State aforesaid,
	REN N. BARR III personally known to
	t Homes, L.L.C., an Illinois limited liability
company (the "Company"), 2nd personally	known to me to be the same person whose
name is subscribed to the foregoing instrun	nent, appeared before me this day in person
and acknowledged that he signed and deliv	ered the said instrument as his own free and
	act of the Company for the uses and purposes
therein set forth.	
Given under my hand and official s	eal th's 16 th day of May, 20 03.
Given under my hand and official s	car unis 10 day of 111ay 3, 20 05.
	Px D
CONTRACTOR OF THE PROPERTY OF	Lainer lango
"OFFICIAL SEAL" Laura Razo Hupais	Notary Public
State of Hillors	
My Commission Expires Oct. 28, 2003	Commission expires. 10-28-03
	7.0
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
MAIL TO: Elmore, Dernichael, Arhack + Daudish	SEND GODDE QUENT THE DIEDS TO
Joseph Daudish	John & Diane Jacoby
15507 S. Cicero Avenue	316 E. 18 th Street
15507 S. Ciceto Avenue	310 L. 10 Sucot
Oak Forest, Illinois 60452	Chicago, Illinois 60616
100	l
OR RECORDER'S OFFICE BOX NO	

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ALTA COMMITMENT
Schedule A - Legal Description
File Number: TM106366
'Assoc. File No.

STEWART TITLE

GUARANTY COMPANY
HHREIN CALLED THE COMPANY

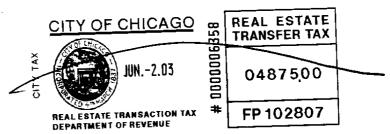
COMMITMENT - LEGAL DESCRIPTION

That part of Lot ! in Denbill's Subdivision, being a subdivision of part of the Southwest Fractional Quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded January 15, 2002 as document number 0020060188 and described as follows:

Commencing at the southwest corner of said lot 1; thence north 89 degrees, 58 minutes, 14 secondseast, along the south line of said lot 1, 249.02 feet: thence north 00 degrees, 01 minutes, 45 seconds west, 13.00 feet to the point of beginning; thence north 00 degrees, 01 minutes, 45 seconds west, 54.50 feet; thence north 89 degrees, 58 minutes, 14 seconds east, 19.99 feet; thence south 00 degrees, 01 minutes, 45 seconds east, 54.50 feet; thence south 89 degrees, 58 minutes, 14 seconds west, 19.99 feet to the point of beginning, in cook county, Illinois.

NOTE: Said land is Proposed Lot 17 in Prairie District Townhomes Resubdivision Phase One A





STEWART TITLE GUARANTY
COMPANY