

304659

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THIS INSTRUMENT PREPARED BY:

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



0316202253

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 16<sup>th</sup> day of May, 2003, between Prairie District Home, L.L.C., 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 ("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:

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SEE ATTACHED EXHIBIT I

(to be known as Lot 7 in Prairie District Townhomes Subdivision Phase One A)

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 described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

STEWART TITLE OF ILLINOIS  
2000 N. LA Salle Street Suite 1000  
Chicago, IL 60610

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;
- ~~(b) Special taxes or assessments for improvements not yet completed; WB, III~~
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights *which do not materially adversely affect the use of the premises as a residence; WB, III*
- (q) The Declaration, including all Exhibits thereto, as amended from time to time;
- (e) The proposed Fla. attached as Exhibit D to Supplement No. 1 to Declaration;
- (f) Applicable zoning and building laws and ordinances;
- (tt) Roads and highways, if any;
- ~~(uu) Unrecorded public utility easements, if any; WB, III~~
- (vvv) Grantee's mortgage, if any;
- (www) Plats of dedication and covenants thereof, and
- (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.

Permanent Real Estate Index Number: 17-22-304-018 & 17-22-501-017

Address: 316 E. 18<sup>th</sup> Street, Illinois 60616

Chicago



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

**STEWART TITLE**  
**GUARANTY COMPANY**  
HEREIN CALLED THE COMPANY

### COMMITMENT - LEGAL DESCRIPTION

That part of Lot 1 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 seconds east, 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

STATE OF ILLINOIS  
STATE TAX  
JUN.-2.03  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0065000
# 0000012173 FP 102804

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  
JUN.-2.03  
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0032500
# 0000012174 FP 102810

CITY OF CHICAGO  
CITY TAX  
JUN.-2.03  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0487500
# 0000006358 FP 102807

STEWART TITLE GUARANTY COMPANY