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: 06/20/2003 10:23 AM Pg: 1 of 4

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 14th day of March, 2003, between Prairie District Homes, L.L.C., created and existing under and by virtue of the laws of the State of Illinois and day authorized to transact business in the State of Illinois ("Grantor"), and CHICAGO TITLE I AND TRUST COMPANY UNDER TRUST NO. 1108584, DATED 7-5-02, ("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, 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:

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 30 degree 58 minutes 14 seconds East, along the South line of said Lot 1, 131.46 feet; thence North 00 degrees 01 minutes 45 seconds West, 13.00 feet to the point of beginning; thence North 00 degrees 04 minutes 06 seconds East, 54.50 feet; thence North 89 degrees 58 minutes 14 seconds East, 20.91 feet; thence South 00 degrees 04 minutes 06 seconds West, 33.31 feet; thence South 45 degrees 06 minutes 45 seconds East, 2.87 feet; thence South 00 degrees 04 minutes 06 seconds West, 19.17 feet; thence South 89 degrees, 58 minutes 14 seconds West, 22.94 feet to the point of beginning, in Cook County, Illinois.

(to be known as Lot 13 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.

0317114133 Page: 2 of 4

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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.

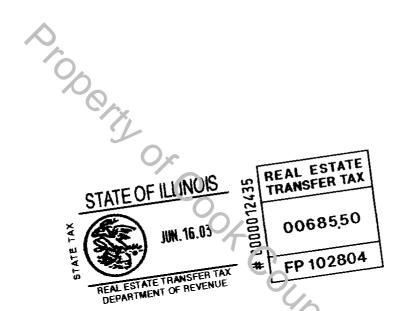
This deed is subject to all rights, easements, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

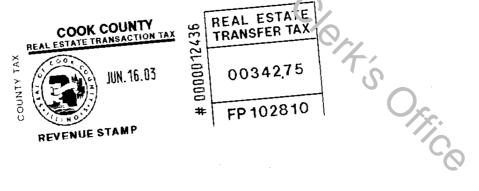
And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; 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 axes 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;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights,
- (d) The Declaration, including all Exhibits thereto, as amended from time to time;
- (e) The proposed Plat attached as Exhibit D to Supplement No. 1 to Declaration;
 - (f) Applicable zoning and building laws and ordinances;
 - (g) Roads and highways, if any;
 - (h) Unrecorded public utility easements, if any;
 - (i) Grantee's mortgage, if any;
 - (j) Plats of dedication and covenants thereof, and
 - (k) Acts done or suffered by Grantee, or anyone claiming under Grantee.

0317114133 Page: 3 of 4

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REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
05141,25
FP 102807

0317114133 Page: 4 of 4

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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 Re	al Estate Index Number:	17-22-304-018 & 17-22-501-017
Address:	308 E. 18th Street, Chicago,	Illinois 60616
IN WI presents on the	TNESS WHEREOF, said Gra e day and year first above wri	untor has caused its name to be signed to these tten.
D _C	O CALL	PRAIRIE DISTRICT HOMES, L.L.C., an Illinois limited liability company By: Nam N By III Its Man 23 in 5 maber
STATE OF IL	LINOIS)	0 0
COUNTY OF	COOK)	
me to be the _company (the name is subscrand acknowled voluntary act, therein set fort Given to Given to CFFI La Notary Pub	CERTIFY that WARD Manager of Prairie District "Company"), and personally bribed to the foregoing instrum liged that he signed and deliver and as the free and voluntary which.	and for said County, in the State aforesaid, REN N. BARR III personally known to Homes, L.L.C., an Illinois limited liability known to me to be the same person whose ent, appeared before me this day in person ared the said instrument as his own free and act of the Company for the uses and purposes all this 14th day of March, 20 03. Notary Public
		Commission expires: 16 28 03
MAIL TO:		SEND SUBSEQUENT TAX BILLS TO:
Debra King, Attor	· · · · · · · · · · · · · · · · · · ·	Cheryly & Gregory McGowan
9510 S (In 60617	308 E. 18 th Street
Chicago,	IL 60617	Chicago, Illinois 6616
OR RECORDER	S OFFICE BOX NO	