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28 3357



Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/20/2003 10:23 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED
BY:

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

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 duly authorized to transact business in the State of Illinois ("Grantor"), and CHICAGO TITLE LAND 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 29 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.

STEWART TITLE OF ILLINOIS
2 NORTH LA SALLE STREET, SUITE 1820
CHICAGO, IL 60602

9441

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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 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;
- (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.

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



JUN. 16. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000012435

REAL ESTATE TRANSFER TAX
00685.50
FP 102804

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JUN. 16. 03


REVENUE STAMP

0000012436

REAL ESTATE TRANSFER TAX
00342.75
FP 102810

CITY TAX

CITY OF CHICAGO



JUN. 16. 03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006494

REAL ESTATE TRANSFER TAX
05141.25
FP 102807

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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 Real Estate Index Number: 17-22-304-018 & 17-22-501-017
Address: 308 E. 18th Street, Chicago, Illinois 60616

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 Illinois limited liability company

By: Warren N Barr III
Its managing member

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I LAURA RAZO, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WARREN N. BARR III personally known to me to be the Manager of Prairie District Homes, L.L.C., an Illinois limited liability company (the "Company"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

Given under my hand and official seal this 14th day of March, 20 03.



Laura Razo
Notary Public

Commission expires: 10-28-03

MAIL TO:

Debra King, Attorney At Law
9510 S Constance, Ste 5
Chicago, IL 60617

SEND SUBSEQUENT TAX BILLS TO:

Cheryly & Gregory McGowan
308 E. 18th Street
Chicago, Illinois 6616

OR RECORDER'S OFFICE BOX NO. _____

