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THIS INSTRUMENT PREPARED BY:

Jeanette B. Cuomo & Associated Ltd.
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Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 07/02/2003 07:43 AM Pg: 1 of 5

ABOVE SPACE FOR RECORDER'S USE ONLY

STEWART TITLE OF ILLINOIS
2 N. LaSALLE STREET
SUITE 1920
CHICAGO, IL 60602

SKLH 284666
10/2

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 23rd day of June, 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 CAROL McNEELY ("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, 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

(to be known as Lot 20 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.

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


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CITY OF CHICAGO

CITY TAX



JUN. 24. 03


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006574

REAL ESTATE TRANSFER TAX
04500.00
FP 102807

STATE OF ILLINOIS

STATE TAX



JUN. 24. 03


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000012597

REAL ESTATE TRANSFER TAX
00600.00
FP 102804

COOK COUNTY

COUNTY TAX



JUN. 24. 03

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000012598

REAL ESTATE TRANSFER TAX
00300.00
FP 102810

Property of Cook County Clerk's Office

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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;
- (r) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;
- (t) 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;
- (iiii) Roads and highways, if any;
- (jjjj) Unrecorded public utility easements, if any;
- (kkkk) Grantee's mortgage, if any;
- (llll) Plats of dedication and covenants thereon, and
- (mmmm) 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: 322 E. 18th Street, Illinois 60616

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EXHIBIT I
LEGAL DESCRIPTION FOR
322 E. 18TH STREET, CHICAGO, ILLINOIS 60616

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, 309.02 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 20.00 feet; thence south 00 degrees, 01 minutes, 45 seconds east, 54.50 feet; thence south 89 degrees, 58 minutes, 14 seconds west, 20.00 feet to the point of beginning, in cook county, Illinois.

NOTE: Said land is Proposed Lot 20 in Prairie District Townhomes Resubdivision Phase One A

Office of Cook County Clerk's Office