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THIS INSTRUMENT PREPARED BY:

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

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Doc#: 0334918109

Eugene "Gene" Moore Fee: \$28.50 Cook County Recorder of Deeds

Date: 12/15/2003 03:49 PM Pg: 1 of 3

ABOVE SPACE FOR RECORDER'S USE ONLY

WARRANTY DEED

This Secial Warranty Deed, made this 31st 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 ERIC A. REEVES and ARAVINDA M. REEVES, ("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 other good and valuable confluctation in hand part of sufficiency of which is hereby acknowledged, by these presents does REMISE, ALIEN WARRANTWS 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:

SEE ATTACHED FXHIBIT I

(to be known as Lot 10 in Prairie District Tow homes 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, tide, 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 Crantee 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



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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 Illinois limited liability company STATE OF ILLINOIS))SS COUNTY OF COOK) I LAUPA RAZO, a Notary Public in and for said County, in the State aforesaid, WARREN N. BARR III DO HEREBY CERTIFY that personally known to me to be the Marager 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 31st day of March, 20 03. Notary Public Commission expires: SEND SUBSEQUENT TAX BILLS TO: MAIL TO: Eric and Aravinda Reeves Stephanie L. Speranza 302 E. 18th Street 77 W. Wacker Drive Chicago, Illinois 60616 Chicago, Illinois 60601

OR RECORDER'S OFFICE BOX NO._

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File Number: TM98876 NOFFICIAL COPY

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, 68.71 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, 19.57 feet; thence north 89 degrees, 58 minutes, 14 seconds east, .88 feet; thence north 00 degrees 04 minutes 06 seconds east, 34.93 feet; thence north 89 degrees 58 minutes 14 seconds east, 20.88 feet; thence south 00 degrees 04 minute 06 seconds west, 54.50 feet; thence south 89 degrees 58 minutes 14 seconds west, 22.76 feet to the point of beginning, in Cook COunty, Illinois

ALSO DESCRIPED AS

Lot 10 in Prairie District Townhomes Resubdivision Phase 1A, being a subdivision of part of the Southwest Fraction 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded as document 003 J491211, in Cook County, Illinois.

Commonly known as:

302 East 18thStreet

Chicago I'

CITY OF CHICAGO

CITY TA)

NOV.20.03

REAL ESTATE TRANSACTION TAX

REAL ESTATE TRANSFER TAX

02227,00

FP 102807

CITY OF CHICAGO



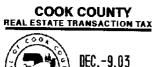
CITY TAX

COUNTY TAX

DEC.15.03

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE





REVENUE STAMP

REAL ESTATE TRANSFER TAX

00117.50

FP 102810



