



Doc#: 0334918109
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 12/15/2003 03:49 PM Pg: 1 of 3

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~~ ^{WBT} WARRANTY DEED

This ~~Special~~ ^{WBT} 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~~ ^{WBT} 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 sufficiency of which is hereby acknowledged, by these presents does REMISE, ALIEN, ^{WARRANT WBT} 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:

2/16 7 1/2
7/16
E

SEE ATTACHED EXHIBIT I

(to be known as Lot 10 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

STATE OF ILLINOIS
2ND NOV 15 2003
CHICAGO, ILLINOIS
RECORDER OF DEEDS

UNOFFICIAL 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 DESCRIBED 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 0030491211, in Cook County, Illinois.

Commonly known as: 302 East 18th Street
Chicago IL

CITY OF CHICAGO

CITY TAX



NOV. 20. 03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000007866

REAL ESTATE TRANSFER TAX
02227.00
FP 102807

REAL ESTATE TRANSFER TAX	00685.50	FP 102804
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CITY OF CHICAGO

CITY TAX



DEC. 15. 03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008002

REAL ESTATE TRANSFER TAX
02914.25
FP 102807

000015636

STATE OF ILLINOIS



STATE TAX

DEC. 9. 03
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX



DEC. -9.03

REVENUE STAMP

000015636

REAL ESTATE TRANSFER TAX
00117.50
FP 102810