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Doc#: 0418344035
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 07/01/2004 07:20 AM Pg: 1 of 5

SPECIAL WARRANTY DEED

This indenture, made this 12 day of MAY, 2004, between 18th and Prairie II, L.L.C., a limited liability company created and existing by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and Bernard W. Glavin, Jr. and Suzanne R. Glavin, his wife of 1717 S. Prairie Ave. – Unit 910, Chicago, Illinois, Grantee WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollar (\$10.00) and good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the managing member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee as ~~Tenants by the Entirety~~ and to their heirs and assigns, FOREVER, all the following real estate situated in Cook County, Illinois which is commonly and known and described as follows:

JOINT TENANTS (AND NOT WITH RIGHTS OF SURVIVORSHIP AS TENANTS IN COMMON)

The property is legally described in Exhibit A, attached hereto.

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 the Grantee, their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject 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;

5 MC


STEWART TITLE OF ILLINOIS
2 NORTH LA SALLE STREET, SUITE 1920
CHICAGO, IL 60602

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Property of Cook County Clerk's Office

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN. 25. 04


REVENUE STAMP

0000019188

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00206.50 |
| FP 102810 |

STATE TAX

STATE OF ILLINOIS



JUN. 25. 04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000019190

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00413.00 |
| FP 102804 |

CITY TAX

CITY OF CHICAGO



JUN. 25. 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000009976

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 03097.50 |
| FP 102807 |

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- (d) The Declaration of Condominium Ownership for the Prairie District Homes-Tower Residences Condominium (the "Declaration"); including all Exhibits thereto, as amended from time to time;
- (e) The Illinois condominium Property act;
- (f) The Plat attached as Exhibit C to the Declaration;
- (g) Applicable zoning and building laws and ordinances;
- (h) Roads and highways, if any;
- (i) Unrecorded public utility easements, if any;
- (j) Grantee's mortgage, if any;
- (k) Plats of dedication and covenants thereof; and
- (l) Acts done or suffered by Grantee, or anyone claiming under Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Managing Member the day and year first above written.

18th AND PRAIRIE II, L.L.C., an Illinois limited liability company

By: LEGACY DEVELOPMENT GROUP VIII, L.L.C.,
its Managing Member

By: _____
Managing Member

Prepared by: Murray J. Lewison
Johnson and Colmar
300 S. Wacker Drive – Suite 1000
Chicago, Illinois 60606

After Recording
Mail to: MICHAEL T. O'CONNOR
FUCHS & ROSELLI, Ltd.
440 W. RAOULPH #500
CHICAGO, ILLINOIS 60606

Send Subsequent
Tax Bills to: BERNARD W. CLAVIN
1741 N. MONTERREY
GLENVIEW, ILLINOIS

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STATE OF ILLINOIS)
)SS.
 COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that William E. Warman, of LEGACY DEVELOPMENT GROUP VIII, L.L.C., an Illinois limited liability company, which is the manager of 18th and Prairie II, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing Special Warranty Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, on behalf of the limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 13 day of May, 2004.

Vicki Riordan
 Notary Public



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EXHIBIT A

Unit 910 and Parking Unit P-35 together with its undivided percentage interest in the common elements in Prairie District Homes-Tower Residences Condominium, as delineated and defined in the Declaration recorded as document number 0330719060, in the Southwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in 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.

Common Address: 1717 S. Prairie Ave., Chicago, IL
PIN: 17-22-304-034