

# UNOFFICIAL COPY



Doc#: 0418319139  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 07/01/2004 09:36 AM Pg: 1 of 5

# 352852

## SPECIAL WARRANTY DEED

This indenture, made this 17<sup>th</sup> day of March, 2004, between 18<sup>th</sup> 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 Robert G. Roberts and Diane Y. Roberts, his wife of 1717 So. Prairie, Uni 901, Parking Unit G152, Chicago, Illinois, 60616, 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 Robert G. Roberts and Diane Y. Roberts as <sup>Joint</sup> 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:

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

Together with all and singular the hereditaments and appurtenances hereunto 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;

STEWART TITLE INSURANCE COMPANY  
2 NORTH LA SALLE STREET, SUITE 1000  
CHICAGO, IL 60602

COOK COUNTY RECORDER OF DEEDS  
7/1/2004 9:36 AM  
04183191395

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Property of County Clerk's

REAL ESTATE TRANSFER TAX	0378341	FP 102807
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# 000008936

CITY OF CHICAGO



CITY TAX

MAR. 26. 04  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	0050450	FP 102804
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# 0000017265

STATE OF ILLINOIS



STATE TAX

MAR. 26. 04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

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- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;
- (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.


**18<sup>th</sup> AND PRAIRIE II, L.L.C.**, an Illinois limited liability company

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

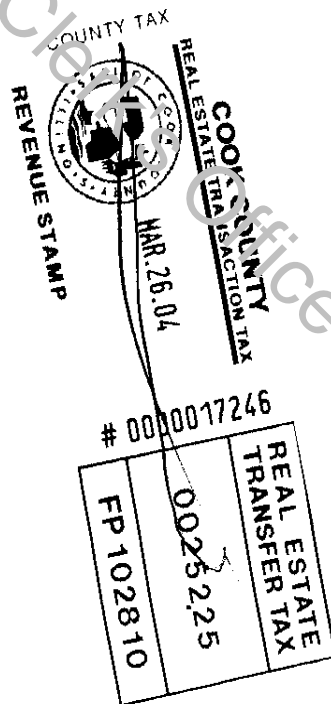
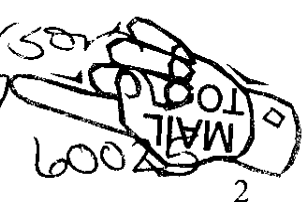
By: \_\_\_\_\_  
Managing Member

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

~~After Recording~~  
~~Mail to:~~ Robert and Diane Roberts  
Unit 901, 1717 So. Prairie Avenue  
Chicago, Illinois 60616

Send Subsequent   
Tax Bills to:

Mail to:  
Karen Patterson  
P.O. Box 657  
Glenview, IL 60045





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## EXHIBIT A

**Unit 901 and Parking Unit P152 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

Property of Cook County Clerk's Office