395213 UNOFFICIAL COPY



Doc#: 0429420008 Eugene "Gene" Moore Fee: \$32.00

Cook County Recorder of Deeds
Date: 10/20/2004 09:30 AM Pg: 1 of 5

### SPECIAL WARRANTY DEED

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

Together with all and singular the hereditaments and appurtances 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 what soever, 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.

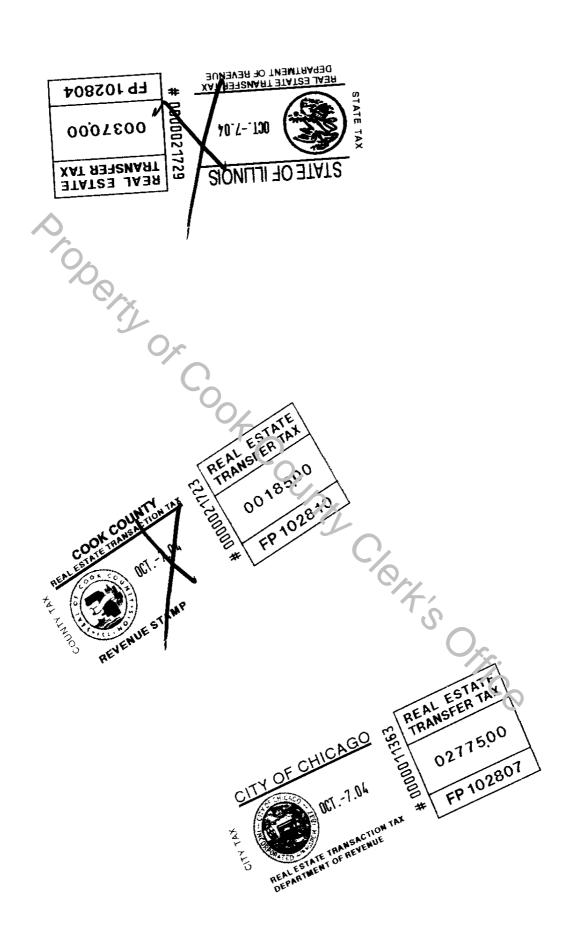
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as recited, and 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;



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## **UNOFFICIAL CC**

- (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 WEEREOF, 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

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

Mana girlg Member

Prepared by:

Murray J. Lewison

Johnson and Colmar

300 S. Wacker Drive - Suite 1000

Chicago, Illinois 60606

After Recording

Mail to:

Mei. Vincent A. Tessidore Fuchs & Roselli 440 W. Randolph #500 Chroago, IL 60606

Send Subsequent

Tax Bills to:

Bernard W. Glavin 1717 S. Prairie Ave. Unit 2006 Chicago, IL 606/6

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### **UNOFFICIAL CO**

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 1st day of October, 2004.

Notary Public

Or Coot County Clert's Office NOTARY PUBLIC STATE OF ILLINOIS My Commission Expires 03/02/2008

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#### EXHIBIT A

Unit 2006 and Parking Unit P-160 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 in eservite oe hefit o.

1717 S. Prantie Ave.,
17-22-304-034 Declaration, and Grant's 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:

PIN: