



Doc#: 0512542120
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/05/2005 08:26 AM Pg: 1 of 4



Chicago Title Insurance Company

SPECIAL WARRANTY DEED
(Corporation to Individual)

THIS INDENTURE, made this 19th day of April, 2005 between Prospero, LLC, a limited liability company 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, party of the first part, and Cynthia M. Peters, a single woman, of 5401 South Maryland, Chicago, Illinois 60615, party of the second part.

WITNESSETH, that the said party of the first part, for and inconsideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, **FOREVER**, all of the following described land, situated in the County of Cook and State of Illinois known, and described as follows, to wit:

Please see attached Exhibit A.

SUBJECT TO: Real estate taxes not yet due and payable; zoning, building and use restriction laws or ordinances; all rights, easements, conditions, covenants and reservations of record or contained in the Declaration and a reservation by The Townhomes of Prospero Homeowners' Association, to itself and its successors and assigns, for the benefit of all Owners at the Townhomes, of the rights and easements set forth in the Declaration; Public, Private and Utility easements, provided the Premises does not encroach thereon; special taxes and assessments for improvements not yet completed; roads and highways; acts done or suffered by Buyer; and such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

Permanent Real Estate Index Number(s): 20-02-318-035-0000 and 20-02-318-036-0000
Address(es) of Real Estate: 1143 East 46th Street, Chicago, Illinois 60653

Together with all the singular and 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 the said party of the first part, 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 said party of the second part, their heirs and assigns forever.

SA 5298055 103 mw luo mw adu CT


Box 334

UNOFFICIAL COPY

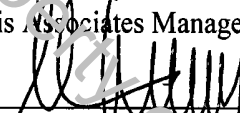
And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or changed, except as herein 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 FOREVER DEFEND.**

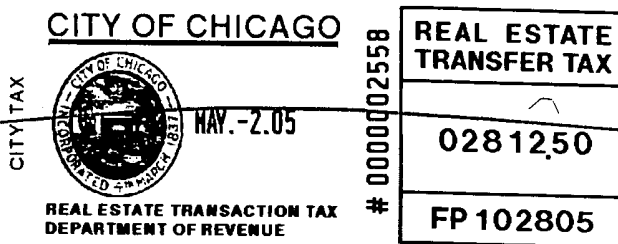
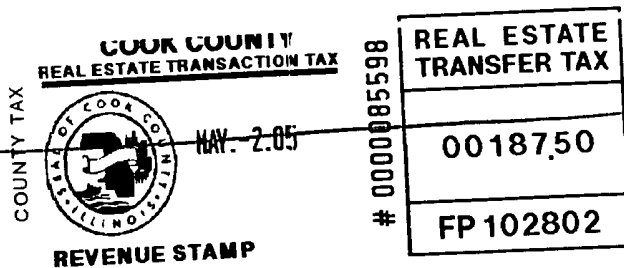
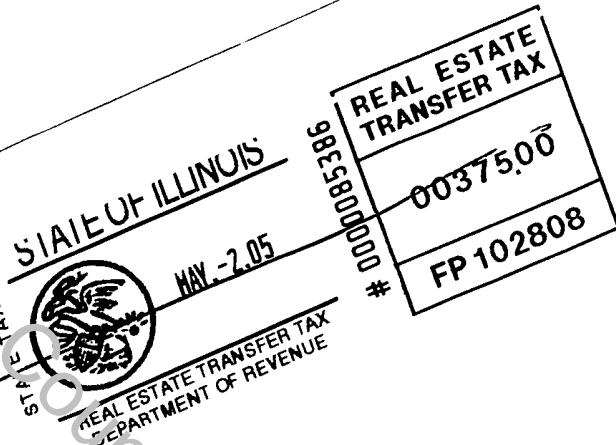
In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager the day and year first above written.

Prospero, LLC

By: 
Gary Poter, Member

By: Neighborhood Rejuvenation Partners L.P.
By: Davis Associates Managers, LLC

By: 
Allison S. Davis, Manager

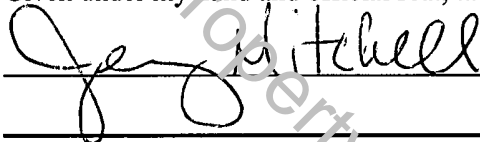


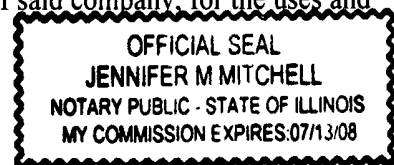
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Gary Poter, personally known to me to be the Member of Prospero, LLC, and Allison S. Davis, manager of Davis Associates Managers LLC, general partner of Neighborhood Rejuvenation Partners L.P., the Member of Prospero LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument pursuant to authority given by the Members of said company, as their free and voluntary act, and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of April, 2005

 (Notary Public)



Prepared By: Nancy Schiavone
54 West Hubbard, Suite 205
Chicago, Illinois 60610

Mail To:
Stephen A. Witt, Esq.
One North LaSalle Street
Suite 3900
Chicago, Illinois 60602

Name & Address of Taxpayer:
Cynthia M. Peters
1143 East 46th Street
Chicago, Illinois 60653

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Exhibit A

Legal Description

Parcel 1:

THE NORTH 54.13 FEET EXCEPT THE EAST 159.09 FEET OF THAT PART DESCRIBED AS FOLLOWS: LOT 2 AND THE NORTH 10.16 FEET OF LOT 3 IN SUBDIVISION OF THE NORTH 7/10 OF THE NORTH ½ OF BLOCK 8 AND THE NORTH 25.00 FEET OF THE SOUTH 36.68 FEET OF LOT 3 IN THE SUBDIVISION OF THE NORTH 7/10 OF THE NORTH ½ OF BLOCK 8 IN THE SUBDIVISION BY THE EXECUTORS OF ELIJAH K. HUBBARD OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1143 EAST 46TH STREET, CHICAGO, ILLINOIS 60653

"Common Area A" Description:

THAT PART OF LOT 2 AND THE NORTH 10.16 FEET OF LOT 3 IN SUBDIVISION OF THE NORTH 7/10 OF THE NORTH ½ OF BLOCK 8 AND THE NORTH 25.00 FEET OF THE SOUTH 36.68 FEET OF LOT 3 IN THE SUBDIVISION OF THE NORTH 7/10 OF THE NORTH ½ OF BLOCK 8 IN THE SUBDIVISION BY THE EXECUTORS OF ELIJAH K. HUBBARD OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE WEST ALONG THE NORTH LINE OF BEGINNING; THENCE SOUTH ALONG A LINE PARALLEL TO AND 113.42 FEET WEST OF THE WEST LINE OF SOUTH WOODLAWN AVENUE 54.13 FEET; THENCE EAST ALONG A LINE PARALLEL TO AND 54.13 FEET SOUTH OF THE SOUTH LINE OF EAST 46TH STREET 41.50 FEET; THENCE NORTH ALONG A LINE PARALLEL TO AND 71.92 FEET WEST OF THE WEST LINE OF SOUTH WOODLAWN AVENUE 28.13 FEET; THENCE EAST ALONG A LINE PARALLEL TO AND 26.00 FEET SOUTH OF THE SOUTH LINE OF EAST 46TH STREET 20.25 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO AND 51.67 FEET WEST OF THE WEST LINE OF SOUTH WOODLAWN AVENUE TO THE SOUTH LINE OF THE NORTH 25.00 FEET OF THE SOUTH 36.68 FEET OF SAID LOT 3, BEING ALSO THE NORTH LINE OF A 16 FOOT EAST-WEST PUBLIC ALLEY 56.10 FEET; THENCE WEST ALONG SAID ALLEY LINE TO THE WEST LINE OF SAID LOT 3, BEING ALSO THE EAST LINE OF A 16 FOOT NORTH-SOUTH PUBLIC ALLEY 128.44 FEET; THENCE NORTH ALONG SAID ALLEY LINE TO A LINE PARALLEL TO AND 54.13 FEET SOUTH OF THE SOUTH LINE OF EAST 46TH STREET 27.97 FEET; THENCE EAST ALONG SAID PARALLEL LINE TO A LINE PARALLEL TO AND 118.09 FEET WEST OF THE WEST LINE OF SOUTH WOODLAWN AVENUE 62.02 FEET; THENCE NORTH ALONG SAID PARALLEL LINE TO THE NORTH LINE OF SAID LOT 2 BEING ALSO THE SOUTH LINE OF EAST 46TH STREET; THENCE EAST ALONG SAID SOUTH LINE OF EAST 46TH STREET 4.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.