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SPECIAL WARRANTY DEED

Doc# 1813819013 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/18/2018 09:52 AM PG: 1 OF 4

SZG PRAIRIE LLC, a Delaware limited liability company of 625 N. Michigan Ave., Suite 2000, Chicago, Illinois 60611 (Grantor) for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: **Justin Brown and Lauren Brown*** of Chicago, Illinois ("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

** AS TENANTS by
The ENTIRETY*

SEE LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF.

180000 312431
Permanent Real Estate Index Number(s):
17-22-303-063-0000

(above space for recorder only)

Address of Real Estate: 1712 S. Prairie, Chicago, Illinois 60616

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL 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 OF TOWNHOME, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, THE SAME AS, THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Grantor certifies that a copy of this deed or assignment has been delivered to the Board of Directors for the Prairie Court Townhomes Homeowners Association.

SUBJECT TO: A - (i) current nondelinquent real estate taxes and taxes for subsequent years; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing; (iii) the Declaration, of Covenants, Conditions, Restrictions Easements & By Laws recorded July 24, 2017 as Document number 1720515137 including all amendments and exhibits attached hereto; (iv) public, private and utility easements recorded from time to time prior to Closing (as hereinafter defined) including any shared ingress and egress easements and easements established by or implied from the Declaration or amendments to the Declaration; (v) covenants, conditions, agreements, building lines and restrictions of record; (vi) applicable building and zoning laws, statutes, ordinances and restrictions and recorded documents regarding use of the Property (vii) road and highways, if any; (viii) leases and licenses affecting Common Elements; (ix) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed; (x) matters over which the Title Company is willing to insure; (xi) acts done or suffered by the Purchaser or anyone claiming by, through or under Purchaser; (xii) rights of way for railway purpose, if any (xiii) right of way and easements of ingress and egress and covenants, conditions and restrictions relating to sewers, water mains, public and quasi-public utilities, if any, and for the installation and maintenance thereof (xiv) Purchaser's mortgage and (xv) Special Service Area 12 as disclosed by ordinance recorded as document number 91075841.

[SIGNATURE PAGE FOLLOWS]

CCRD REVIEW *P*

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Deed

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on May 16 2018.

SZG PR ^IRIE LLC, a Delaware limited liability company

By: Sandz Development Co., Inc, an Illinois Corporation
Its: Manager

By: 
Richard Zisook
President

REAL ESTATE TRANSFER TAX		18-May-2018
	CHICAGO:	8,688.75
	CTA:	3,475.50
	TOTAL:	12,164.25 *

State of Illinois) 17-22-303-063-0000 | 20180501669863 | 0-730-148-128
)ss
County of Cook) * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

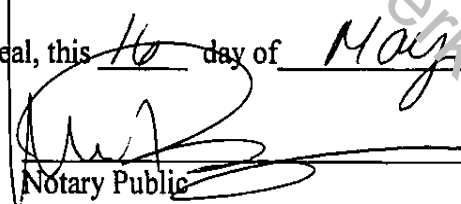
17-22-303-063-0000 | 20180501669863 | 0-630-402-336

COUNTY: ILLINOIS
TOTAL: 1,737.75

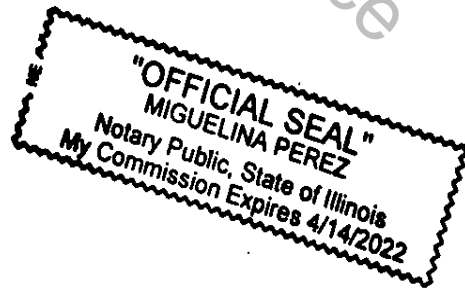
18-May-2018

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, Richard Zisook, in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity noted above, for the uses and purpose therein set forth.

Given under my hand and official seal, this 16 day of May 2018.


Notary Public

This Instrument was prepared by:
Lara Kirts, Esq.
Brown, Udell & Pomerantz & Delrahim, Ltd.
225 W. Illinois Street, Suite 300
Chicago, IL 60654



After recording mail to:
NEAL M. ROSS, ATTY
670 N. CLARK ST
#300-W
CHICAGO, IL 60654

Send subsequent tax bills to:
JUSTIN BROWN
1712 S. PRAIRIE
CHICAGO, IL 60616

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LEGAL DESCRIPTION

Parcel 12 (1712 S. Prairie Avenue)

Tract 1:

That part of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 in the Subdivision of the East half of Block 2 of the Assessor's Division of the Southwest Fractional Quarter of Section 22, Township 39 North, Range 14, east of the Third Principal Meridian, all taken as a tract and described as follows: Commencing at the Northeast corner of said Lot 1; thence South 01 degrees 35 minutes 00 seconds East along the East line of said Lot 1 through 4 a distance of 242.99 feet to the POINT OF BEGINNING; thence North 01 degrees 35 minutes 00 seconds West along the East line of said Lot 4 a distance of 21.75 feet; thence South 88 degrees 25 minutes 00 seconds West 51.17 feet; thence South 01 degrees 35 minutes 00 seconds East 21.75 feet; thence North 88 degrees 25 minutes 00 seconds East 51.17 feet to the point of beginning, in Cook County, Illinois.

Tract 2:

Non-exclusive easement for ingress and egress for the benefit of Tract 1 as set forth in the Declaration of Covenants, Conditions, Restrictions, Easements and By-Laws for Prairie Court Townhomes Homeowners Association dated 7/17/2017 and recorded 7/24/2017 as document number 1720515137 and First Amended to Declaration of Covenants, Conditions, Restrictions, Easements and By-Laws for Prairie Court Townhomes Homeowners Association recorded 11/30/2017 as document number 1733419051.

Tract 3:

Non-exclusive easements for the benefit of Tract 1 as set forth in the Declaration of Covenants, Conditions, Restrictions, Easements and By-Laws for the Prairie Court Townhomes Homeowners Association dated 7/17/2017 and recorded 7/24/2017 as document number 1720515137 and First Amended to Declaration of Covenants, Conditions, Restrictions, Easements and By-Laws for Prairie Court Townhomes Homeowners Association recorded 11/30/2017 as document number 1733419051.

Permanent Real Estate Index Number(s):

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

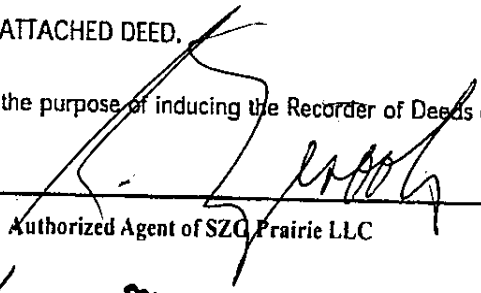
County of Cook

Richard Zisook, authorized agent for the Grantor, being duly sworn on oath, states that his place of business is resides at 2001 N. Halsted St., #302 Chicago, IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements or access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1st, October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



 Authorized Agent of SZQ Prairie LLC

SUBSCRIBED and SWORN to before me

this 15 day of May, 2018.
