

UNOFFICIAL COPY

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2002-05-01 15:19:58

Cook County Recorder

27.50

SR NO1020073182

WARRANTY DEED



0020498522

The Grantor, 340 W. Superior St. Partners, Inc., an Illinois Corporation, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and for other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged does hereby warrant and convey unto Carmel L. Bass, 3 Fox Trail, Lincolnshire, IL 60069, in Fee Simple, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

c/k/a Unit 702, and Parking Space 2-41, 340 W. Superior Street, Chicago, Illinois 60610

PIN# 17-09-200-007-0000, 17-09-200-008-0000, 17-09-200-009-0000, 17-09-200-012-0000 (affects this and other land).

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (1) general real estate taxes for 2001 and subsequent years; (2) the Condominium Property Act; (3) the Declaration of Condominium, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) easements, agreements, conditions, covenants and restrictions of record, if any; (7) leases and licenses affecting the Common Elements.

DATED this 30th day of April 2002.

340 W. Superior St. Partners, Inc., an Illinois Corporation

BY: [Signature] (SEAL)
Its: Secretary

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UNIT 702 AND PARKING SPACE 2-41 IN THE 340 WEST SUPERIOR CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OR ALL OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 11, 12, 13, 14, 15 AND 16, BOTH INCLUSIVE, IN BLOCK 18 IN BUTLER WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART THEREOF LYING ABOVE THE CONCRETE SURFACE OF GROUND LEVEL FIRST FLOOR (ELEVATION 13.40, CITY OF CHICAGO DATUM) AND LYING BELOW THE CONCRETE SURFACE OF CEILING OF SAID GROUND LEVEL FIRST FLOOR (ELEVATION 30.07, CITY OF CHICAGO DATUM), DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 89 DEGREES 48 MINUTES EAST, ALONG THE SOUTH LINE OF SAID LOTS, 21.30 FEET; TO THE PLACE OF BEGINNING OF EXCEPTION 'A'; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE INTERIOR FACE OF CONCRETE WALLS, CONCRETE COLUMNS, CONCRETE BLOCK WALLS AND/OR METAL STUD WALLS, TO WIT:

NORTH 00 DEGREES 22 MINUTES 32 SECONDS EAST, 46.12 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 42 SECONDS EAST, 26.38 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 17 SECONDS WEST, 11.16 FEET; THENCE ALONG THE ARC OF A CIRCLE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 13.85 FEET AND A CHORD LENGTH OF 12.36 FEET WHICH BEARS SOUTH 33 DEGREES 14 MINUTES 08 SECONDS EAST, FOR AN ARC LENGTH OF 14.63 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 33 SECONDS EAST, 10.22 FEET; THENCE ALONG THE ARC OF A CIRCLE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 14.60 FEET AND A CHORD LENGTH OF 13.67 FEET WHICH BEARS SOUTH 35 DEGREES 08 MINUTES 23 SECONDS WEST FOR AN ARC LENGTH OF 14.23 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS WEST, 1.76 FEET TO THE SOUTH LINE OF SAID LOTS; THENCE NORTH 89 DEGREES 48 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 26.37 FEET TO THE PLACE OF BEGINNING,

TOGETHER WITH

THAT PART OF SAID LOTS DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT, 129.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS, 75.12 FEET; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE INTERIOR FACE OF CONCRETE WALLS, CONCRETE COLUMNS, CONCRETE BLOCK WALLS AND/OR METAL STUD WALLS, TO WIT: THENCE NORTH 00 DEGREES 12 MINUTES 00 SECONDS EAST, 1.64 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 13.81 FEET AND A CHORD LENGTH OF 11.68 FEET WHICH BEARS NORTH 30 DEGREES 03 MINUTES 14 SECONDS WEST, FOR AN ARC LENGTH OF 12.06 FEET; THENCE NORTH 44 DEGREES 09 MINUTES 07 SECONDS EAST, 4.07 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 08 SECONDS EAST, 3.38 FEET; THENCE NORTH 44 DEGREES 44 MINUTES 38 SECONDS EAST, 10.23 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 04 SECONDS WEST, 1.74 FEET; THENCE NORTH 45 DEGREES 29 MINUTES 12 SECONDS WEST, 6.57 FEET; THENCE ALONG THE ARC OF A CIRCLE CONCAVE WESTERLY HAVING A RADIUS OF 28.96 FEET AND A CHORD LENGTH OF 7.76 FEET WHICH BEARS NORTH 03 DEGREES 27 MINUTES 51 SECONDS EAST, FOR AN ARC LENGTH OF 7.78 FEET; THENCE SOUTH 89 DEGREES 18 MINUTES 14 SECONDS EAST, 12.33 FEET; THENCE NORTH 45 DEGREES 10 MINUTES 24 SECONDS EAST, 35.82 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 47 SECONDS EAST, 17.47 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 55 SECONDS WEST, 3.70 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 05 SECONDS EAST, 39.18 FEET; THENCE SOUTH 89

DEGREES 31 MINUTES 55 SECONDS EAST, 0.15 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 05 SECONDS EAST, 8.27 FEET TO THE NORTH LINE OF SAID LOTS; THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST, 40.77 FEET TO THE PLACE OF BEGINNING OF EXCEPTION 'B', ALL IN COOK COUNTY, ILLINOIS.

Which survey is attached as Appendix D to the Declaration of Condominium recorded February 15, 2002 as Document No. 0020190306, as amended from time to time, together with its undivided interest in the common elements.

The deed is conveyed on the conditional limitation that the percentage of ownership of the Grantees in the Common Elements shall be divested pro tanto and vest in the Grantees of the other Units in accordance with the terms of the Declaration and any Amended Declarations recorded pursuant thereto, and the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the Common Elements pursuant to the Declaration and to all the other terms of the Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each Amended Declaration recorded pursuant thereto.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the above-mentioned Declaration; and Grantor reserves to itself and its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration as recited and stipulated at length herein.

Permanent Index No. 17-09-200-007, 008, 009 and 012

Note: There has been no tax division for the individual condominium unit.

Cook County Clerk's Office