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2002-05-23 14:24:43

Cook County Recorder

25.50

0020587668

WARRANTY DEED
O102/021 /of3

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 un o Michael Koch, 766 White Oaks Lane, Highland Park, Illinois, 60035, inc. 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 1406, and Parking Space 1-29, 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 a nondments 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 <u>JSt</u> day of <u>May</u>, 2002

340 W. Superior St. Partners, Inc.,

an Illinois Corporation

CITY OF CHICAGO

NAY.23.02

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX

0191250

FP326675

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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 Libert of 340 W. Superior St. Partners, Inc., an Illinois Corporation, a person personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, as such Officer for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2/8 day of My, 2002

OFFICIAL SEAL
RACHELL M HORBENKO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 4-23-2005

Notary Public

This instrument was prepared by Bryce, Downey, Murray, Jensen & Mikus LLC, 312 W. RANDOLPH, SUITE 200, CHICAGO, ILLINOIS, 60600

MAIL TO:

SEND SUPSEQUENT TAX BILLS TO:

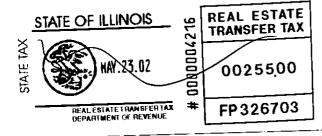
Jeff Westin, Esq.

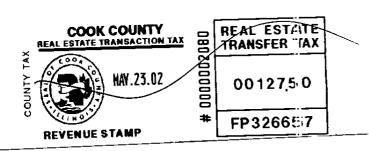
Jeffwestin, Esq.

Jeffwestin,

Michael and Mar. 73 Koch
340 W. Superior, Unic 1406
Chicago, IL 60610
766 M. M. Lee Oaks Lune

766 White Oaks Lane Highland Park, IL 60035





UNOFFICIAL COPY

PARCEL 1:

2-29
UNIT 1406 AND PARKING UNIT 2228 IN 340 WEST SUPERIOR CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

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, IN COOK COUNTY, ILLINOIS.

Which survey is attached as Exhibit 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.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (RECIPROCAL EASEMENT AGR'_SMENT) RECORDED FEBRUARY 15, 2002 AS DOCUMENT NUMBER 0020190305.

The deed is conveyed on the conditional limitation that the percentage of ownership of the Grantees in the Common Elements shall be divested pro fants 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 accept like 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 here, scribed herein, the rights and serves to itself and its successors deserves de Grantor also hereby grants to Grantee, it's su possors 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 assign; the rights and easements set forth in the Declaration for the benefit of the

This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration