



0020593872

WARRANTY DEED

Property Address:
340 West Superior, Unit 712 and
Parking Unit P5-04
Chicago, IL 60610

Property of Cook County Clerk's Office

JOINT

THE GRANTORS, GARY BELSON and ADA BELSON, husband and wife, of the Village of Buffalo Grove, County of Lake, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and for other consideration in hand paid, do hereby CONVEY and WARRANT to John C. Wagner, Sr. and Diane Wagner, of the City of Palatine, County of Cook, State of Illinois, as Tenants ~~by the Entirety~~ and not as Tenants in Common with rights of survivorship, the following Real Estate situated in the County of Cook, in the State of Illinois, to wit:

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See Attached Legal Description.

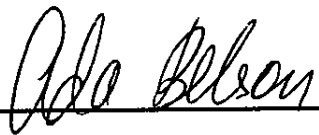
Permanent Tax Identification Numbers: 17-09-200-007, 17-09-200-008, 17-09-200-009, 17-09-200-012

SUBJECT TO: (i) covenants, conditions and restrictions of record; (ii) general real estate taxes for the year 2001 and subsequent years; (iii) the Declaration of Condominium, including all amendments and exhibits thereto; (iv) utility easements of record; (v) acts done or suffered by the Purchaser or anyone claiming by, through or under Purchaser; (vi) applicable building and zoning regulations, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 20th day of May, 2002.

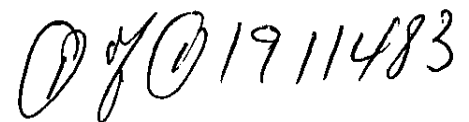


Gary Belson (Seal)




Ada Belson (Seal)

BOX
343


CENTENNIAL TITLE INCORPORATED

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	MAY. 23. 02	0023500
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000029231	FP 102808


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Gary Belson and Ada Belson, personally known to me to be the same persons whose names are subscribed to the foregoing instrument in the capacities shown, appeared before me this day in person, and acknowledged signing, sealing and delivering the said instrument as their free and voluntary act for the uses and purposes therein set forth.


Given under my hand and notary seal, this 20th of May, 2002.

Oksana Koziel
Notary Public



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COUNTY TAX	COOK COUNTY	REAL ESTATE TRANSACTION TAX
	MAY. 23. 02	
REVENUE STAMP	# 0000029331	REAL ESTATE TRANSFER TAX
		0011750
		FP 102802

CITY TAX	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	MAY. 23. 02	0176250
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000014631	FP 102805

This instrument was prepared by: Christopher A. Mergle
PARAD LAW OFFICES, P.C.
4711 Golf Road, Suite 705
Skokie, Illinois 60076

MAIL TO:
John C. Wagner, Sr. and Diane Wagner
340 West Superior Street, Unit 712
Chicago, Illinois 60610

SEND SUBSEQUENT TAX BILLS TO:
John C. Wagner, Sr. and Diane Wagner
340 West Superior, Unit 712
Chicago, Illinois 60610

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UNIT 712 AND PARKING SPACE 504 & 505 IN THE 340 WEST SUPERIOR CONDOMINIUM AS DELINEATED ON A SURVEY 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; THENCE NORTH 0 DEGREES 12 MINUTES EAST, 1.74 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN, SAID PLACE OF BEGINNING BEING THE INTERSECTION OF INTERIOR EAST FACE OF CONCRETE WALL WITH THE INTERIOR NORTH FACE OF CONCRETE COLUMN; 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, 44.38 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 13.96 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 NORTH 89 DEGREES 50 MINUTES 32 SECONDS WEST, 2.80 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 28 SECONDS WEST, 0.50 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 32 SECONDS WEST, 20.82 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 28 SECONDS EAST, 0.50 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 32 SECONDS WEST, 2.75 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH

THAT PART OF SAID LOTS DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 0 DEGREES EAST, ALONG THE EAST LINE OF SAID LOT, 1.20 FEET; THENCE NORTH 90 DEGREES WEST, 1.48 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN, SAID PLACE OF BEGINNING BEING THE INTERSECTION OF THE INTERIOR SOUTH FACE OF CONCRETE WALL WITH THE INTERIOR WEST FACE OF CONCRETE COLUMN; 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 89 DEGREES 48 MINUTES 45 SECONDS WEST, 15.95 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 19 SECONDS EAST, 0.42 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 45 SECONDS WEST, 23.35 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 05 SECONDS WEST, 7.48 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 55 SECONDS WEST, 0.15 FEET; THENCE SOUTH 00 DEGREES, 28 MINUTES 05 SECONDS WEST, 39.18 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 55 SECONDS EAST, 3.70 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 47 SECONDS WEST, 17.47 FEET; THENCE SOUTH 45 DEGREES 10 MINUTES 24 SECONDS WEST, 13.82 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 14 SECONDS WEST, 12.33 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 SOUTH 03 DEGREES 27 MINUTES 51 SECONDS WEST, FOR AN ARC LENGTH OF 7.78 FEET; THENCE SOUTH 45 DEGREES 29 MINUTES, 12 SECONDS EAST, 6.57 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 04 SECONDS EAST, 1.74 FEET; THENCE SOUTH 44 DEGREES 44 MINUTES 38 SECONDS WEST, 10.23 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 08 SECONDS WEST, 3.38 FEET; THENCE SOUTH 44 DEGREES 09 MINUTES 07 SECONDS WEST, 4.07 FEET; THENCE 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 SOUTH 30 DEGREES 03 MINUTES 14 SECONDS EAST, FOR AN ARC LENGTH OF 12.06 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 21 SECONDS EAST, 2.77 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 39 SECONDS WEST, 0.50 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 21 SECONDS EAST, 21.63 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 39 SECONDS EAST, 0.50 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, 6.01 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 57 SECONDS WEST, 0.50 FEET; THENCE ALONG THE ARC OF A CIRCLE CONCAVE NORTHERLY, HAVING A RADIUS OF 43.84 FEET AND A CHORD LENGTH OF 20.65 FEET WHICH BEARS NORTH 82 DEGREES 31 MINUTES 26 SECONDS EAST, FOR AN ARC LENGTH OF 20.85 FEET; THENCE NORTH 25 DEGREES 45 MINUTES 48 SECONDS WEST, 0.50 FEET; THENCE NORTH 64 DEGREES 14 MINUTES 12 SECONDS EAST, 6.00 FEET; THENCE SOUTH 25 DEGREES 45 MINUTES 48 SECONDS EAST, 0.50 FEET; THENCE ALONG THE ARC OF A CIRCLE CONCAVE

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NORTHWESTERLY, HAVING A RADIUS OF 37.54 FEET AND A CHORD LENGTH OF 19.25 FEET WHICH BEARS NORTH 43 DEGREES 53 MINUTES 33 SECONDS EAST, FOR AN ARC LENGTH OF 19.47 FEET; THENCE NORTH 65 DEGREES 46 MINUTES 00 SECONDS WEST, 0.50 FEET; THENCE NORTH 24 DEGREES 14 MINUTES 00 SECONDS EAST, 5.99 FEET; THENCE SOUTH 65 DEGREES 46 MINUTES 00 SECONDS EAST, 0.50 FEET; THENCE ALONG THE ARC OF A CIRCLE CONCAVE WESTERLY, HAVING A RADIUS OF 47.87 FEET AND A CHORD LENGTH OF 18.71 FEET WHICH BEARS NORTH 06 DEGREES 29 MINUTES 40 SECONDS EAST, FOR AN ARC LENGTH OF 18.83 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 41 SECONDS WEST, 0.50 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 19 SECONDS EAST, 6.10 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 41 SECONDS EAST, 0.50 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 19 SECONDS EAST, 12.60 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 41 SECONDS WEST, 0.50 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 19 SECONDS EAST, 6.02 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 41 SECONDS EAST, 0.50 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 19 SECONDS EAST, 15.99 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 41 SECONDS WEST, 0.50 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 19 SECONDS EAST, 6.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 41 SECONDS EAST, 0.50 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 41 SECONDS WEST, 15.98 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 41 SECONDS WEST, 0.50 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 19 SECONDS EAST, 6.01 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 41 SECONDS EAST, 0.50 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 19 SECONDS EAST, 12.37 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 41 SECONDS WEST, 0.50 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 19 SECONDS EAST, 2.80 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Which survey is attached as Appendix D to the Declaration of Condominium recorded 2/15/02 as Document No. 0020190306, together with its undivided interest in the common elements, as amended from time to time.

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, it's 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.

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