

UNOFFICIAL COPY

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2002-06-19 13:01:29

Cook County Recorder 25.50



0020686106

NO1021036 182 SA

WARRANTY DEED

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 MARA-JAN ABBOTT of 30 EAST HURON STREET, CHICAGO, Illinois, 60611 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 1504 AND PARKING SPACES 5-46+5-47, 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 17<sup>th</sup> day of June, 2002.

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

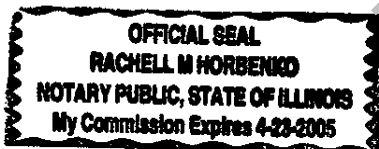
BY: Robert J. Berry (SEAL)  
Its: Secretary

13

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 Robert T. Berry of 340 W. Superior 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 17th day of June, 2002.



Rachell M Horbenko  
Notary Public

This instrument was prepared by Bryce, Downey, Murray, Jensen & Mikus LLC, 312 W. RANDOLPH, SUITE 200, CHICAGO, ILLINOIS, 60606

MAIL TO:

BERNARD WAU, Esq.  
70 W. MADISON #628  
CHICAGO IL 60602

SEND SUBSEQUENT TAX BILLS TO:

LAURA JOAN ABBOTT  
340 West Superior, Unit 1504  
Chicago, IL 60610



PARCEL 1:

UNIT 1504 AND PARKING UNITS 5-46 AND 5-47 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:

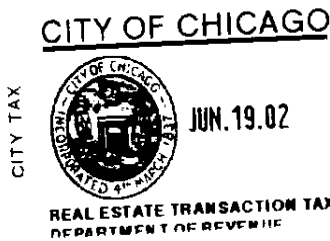
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS (RECIPROCAL EASEMENT AGREEMENT) RECORDED FEBRUARY 15, 2002 AS DOCUMENT NUMBER 0020190305.

The deed is conveyed on the conditional limitation that the percentage of ownership of the Grantees in the Common Elements shall be divested pro 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.

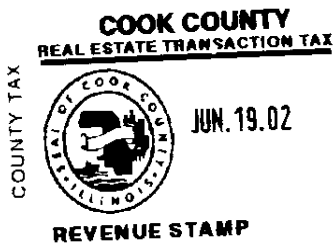
Grantor also hereby grants to Grantee, it's successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the above-mentioned Declaration; and Grantor reserves to itself and its successors and assigns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

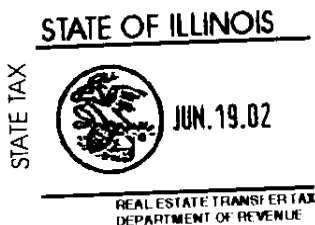
Permanent Index No. 17-09-200-007, 008, 009 and 012.  
Note: There has been no tax division for the individual condominium unit.



REAL ESTATE TRANSFER TAX
04597.50
# 0000003975 FP326675



REAL ESTATE TRANSFER TAX
00306.50
# 0000002170 FP326657



REAL ESTATE TRANSFER TAX
00613.00
# 0000004306 FP326703