

UNOFFICIAL COPY

WARRANTY DEED (ILLINOIS)

1/4 4339887 SXT

NAME AND ADDRESS OF PREPARER:

Kathryn Kovitz Arnold, Esq.
Shefsky & Froelich Ltd.
Suite 2500
444 North Michigan Avenue
Chicago, Illinois 60611



Doc#: 0417047095
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/18/2004 10:39 AM Pg: 1 of 3

GIT

[RECORDER STAMP]

THE GRANTOR, 714-720 North Clark Street, L.L.C., an Illinois limited liability company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to Danielle C. Kramer and Jonathan M. Katz, not as joint tenants but as tenants in common, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 1103 AND PARKING SPACE P-29 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SUPERIOR WEST PRIVATE RESIDENCES CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0412718113, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to Exhibit "B"

PROPERTY ADDRESS: 101 WEST SUPERIOR STREET, CHICAGO, IL 60660

PERMANENT INDEX NUMBERS: 17-09-211-002
17-09-211-003
17-09-211-004

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents this 10th day of June, 2004.

714-720 North Clark Street, L.L.C., an Illinois
limited liability company

By: 
Authorized Signatory

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EXHIBIT "B"

PERMITTED EXCEPTIONS TO TITLE

1. GENERAL REAL ESTATE TAXES FOR 2003 AND SUBSEQUENT YEARS.
2. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT NO. 91075841 AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
3. RIGHTS OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND AS EVIDENCED BY THE OVERHEAD WIRES, LIGHT POLES, ELECTRIC BOX, PHONE OUTLOTS, CATCH BASINS AND BILLBOARD AS SHOWN ON PLAT OF SURVEY #99-46366-A DATED APRIL 2, 2001, MADE BY PROFESSIONALS ASSOCIATES SURVEY INC.
4. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANTS OR RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY) CONTAINED IN THE DOCUMENT RECORDED AS NO. 0021299762, RELATING TO COMMON WATER AND SEWER LINES.
5. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NO. 0412718112.
6. GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, HER 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 DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS, AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.
7. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS, AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.
8. THE TENANT, IF ANY, OF UNIT 1103 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL. THERE WAS NOT A TENANT AS THIS IS NEW CONSTRUCTION.