

UNOFFICIAL COPY

WARRANTY DEED (ILLINOIS)

NAME AND ADDRESS OF PREPARER:
Kathryn Kovitz Arnold, Esq.
Shefsky & Froelich Ltd.
Suite 2500
444 North Michigan Avenue
Chicago, Illinois 60611



Doc#: 0419447107
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/12/2004 09:19 AM Pg: 1 of 4

6FT 4336637 w 1/3

[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 Eldin Dzudza the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

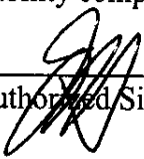
UNIT 504 AND PARKING SPACES P 42 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SUPERIOR WEST PRIVATE RESIDENCES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0412718113, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 101 WEST SUPERIOR STREET, CHICAGO, IL 60610

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 22nd day of June, 2004.

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


By: 
Authorized Signatory

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Property of Cook County Clerk's Office

CITY TAX

CITY OF CHICAGO



JUL.-8.04


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000009837

REAL ESTATE TRANSFER TAX
04215.00
FP 103018

STATE TAX

STATE OF ILLINOIS



JUL.-7.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


0000019337

REAL ESTATE TRANSFER TAX
00562.00
FP 103014

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JUL.-7.04

REVENUE STAMP

0000019057

REAL ESTATE TRANSFER TAX
00281.00
FP 103017

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State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Jonathan H. Zitzman, personally known to me to be the Authorized Signatory of 714-720 North Clark Street, L.L.C., and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory he signed and delivered the said instrument, pursuant to authority given by Authorized Signatory of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 22nd day of June, 2004.



Notary Public

My Commission Expires:



MAIL SUBSEQUENT TAX BILLS TO:

Eldin Dzudza
101 West Superior, Unit 504
Chicago, Illinois 60610

RETURN DEED TO:

Nora Hurley Marsh
Richards, Marsh & Di Grazia
105 E. First Street, Suite 203
Hinsdale, Illinois 60521

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EXHIBIT "A"

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 504 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL. THERE WAS NOT A TENANT AS THIS IS NEW CONSTRUCTION.