

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#: 0423647161
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/23/2004 01:39 PM Pg: 1 of 3

GIT

GIT 4339859 2/1/3

[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 Nirali Dalia, Depak Dalia & HIMANI D. DALIA as co-trustees of the Nirali Dalia Revocable Trust under Trust Agreement dated January 1, 2000 the following Real Estate situated in the County of Cook in the State of Illinois, to wit:


UNIT 803 AND PARKING SPACE P-37 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.

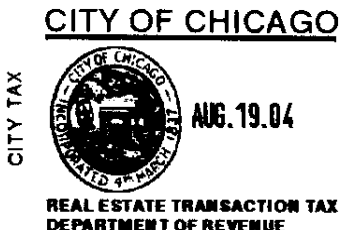
PROPERTY ADDRESS: 101 WEST SUPERIOR STREET, CHICAGO, IL 60657

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 23rd day of June, 2004.

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

By: 
Authorized Signatory



# 0000070462	REAL ESTATE TRANSFER TAX
	0311600
	FP 103018

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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 23rd day of June, 2004.

Kathryn Kovitz Arnold

 Notary Public

My Commission Expires:

10-29-06

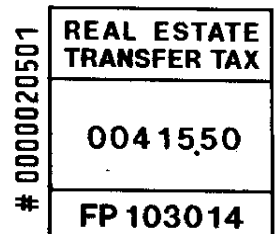
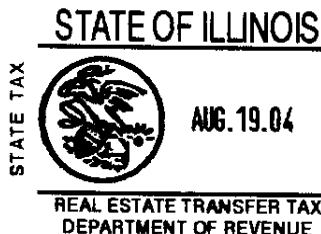
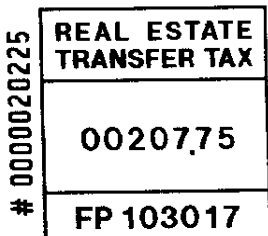
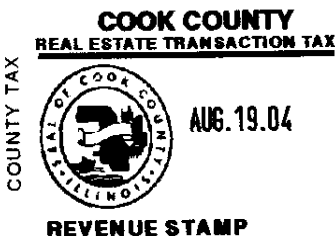


MAIL SUBSEQUENT TAX BILLS TO:

Nirali Dalia Revocable Trust
 Nirali Dalia Revocable Trust
 101 West Superior, Unit 803
 Chicago, Illinois 60611

RETURN DEED TO:

Norman P. Jeddelloh
 Arnstein & Lehr LLP
 120 South Riverside Plaza
 Suite 1200
 Chicago, Illinois 60606



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