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WARRANTY DEED (ILLINOIS)



Doc#: 0633133099 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/27/2006 09:19 AM Pg: 1 of 3

NAME AND ADDRESS OF PREPARER:
Kathryn Kovitz Arnold, Esq.
Shefsky & Froelich Ltd.
111 East Wacker Drive, Suite 2800
Chicago, Illinois 60601

[RECORDER STAMP]

THE GRANTOR, Superior/LaSalle, LLC, 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 Mami Chung-Lee the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 806, IN THE SUPERIOR AT LASALLE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 10, 2006 AS DOCUMENT NUMBER 0628334120 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-23, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0628334120.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE PARCEL(S) AFORESAID FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED OCTOBER 10, 2006 AS DOCUMENT NUMBER 0628334119.

PROPERTY ADDRESS: 150 WEST SUPERIOR STREET, CHICAGO, IL 60610

PERMANENT INDEX NUMBERS: 17-09-203-015; 17-09-203-018; 17-09-203-023

Subject to as set forth on Exhibit A.

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 16th day of November, 2006.

Superior/LaSalle, LLC, an Illinois limited liability company

By: *Randall*
Authorized Signatory

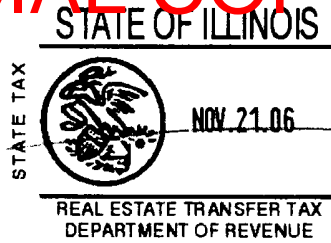
Box 400-CTCC

3/8

2 DF 4
DJOHNSON / JHAIGES
D7
CTIC # 8340588

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State of Illinois)
) ss.
County of Cook)



REAL ESTATE TRANSFER TAX
0036550
FP 103024

0000006515

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Kathryn Kovitz Arnold, personally known to me to be the Authorized Signatory of Superior/LaSalle, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory she signed and delivered the said instrument, pursuant to authority given by Authorized Signatory of said company, as her free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

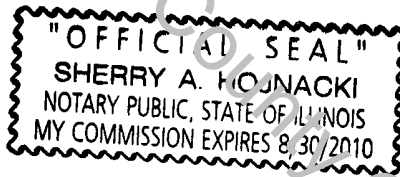
GIVEN under my hand and Notarial Seal, this 16th day of November, 2006.

Sherry A. Hojnacki

Notary Public

My Commission Expires:

8/30/2010

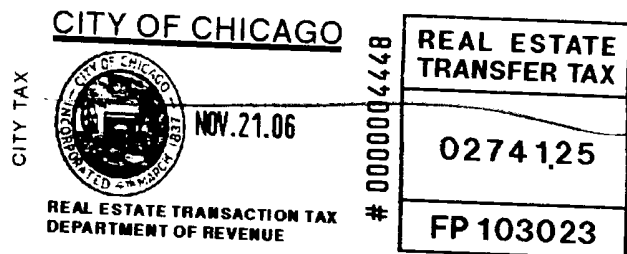
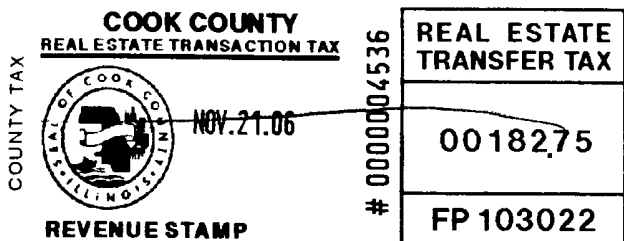


MAIL SUBSEQUENT TAX BILLS TO:

Mami Chung-Lee
150 West Superior, Unit 806
Chicago, Illinois 60610

RETURN DEED TO:

Alan Block, Esq.
11 S. LaSalle, #1600
Chicago, Illinois 60603



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EXHIBIT "A"

PERMITTED EXCEPTIONS TO TITLE

1. GENERAL REAL ESTATE TAXES FOR 2006 AND SUBSEQUENT YEARS.
2. COVENANT RECORDED MAY 26, 2005 AS DOCUMENT 0514627087 THAT THE MAINTENANCE AND REPAIR OF THE COMMON SEWER LINES LOCATED ANYWHERE ON THE PROPERTY SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY AND NOT THE RESPONSIBILITY OF THE CITY OF CHICAGO.
DOCUMENT NUMBER: 97764548 DATE OF RECORDING: OCTOBER 15, 1997
3. TERMS AND PROVISIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED OCTOBER 10, 2006 AS DOCUMENT NUMBER 0628334119.
4. 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.
5. 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; AND LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
6. THE TENANT, IF ANY, OF UNIT 806 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL. THERE WAS NOT A TENANT AS THIS IS NEW CONSTRUCTION.
7. TERMS, PROVISIONS AND CONDITIONS OF ZONING CONTROL AGREEMENT DATED JULY 22, 2004 MADE BY SUPERIOR/LASALLE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY TO 730 NORTH LASALLE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY RECORDED JULY 28, 2004 AS DOCUMENT NO. 0421047100.