

4393420 12 GIT  
(172389)

**SPECIAL WARRANTY DEED  
(ILLINOIS)**

AFTER RECORDING, MAIL TO:  
William B. Levy, Esq.  
Kovitz Shifrin Nesbit  
750 West Lake Cook Road, Suite 350  
Buffalo Grove, Illinois 60089

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



Doc#: 0922357021 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/11/2009 11:09 AM Pg: 1 of 4

[RECORDER STAMP]

THE GRANTOR, **110 West Superior LLC**, an Illinois limited liability company, duly organized and validly existing under and by virtue of the laws of the State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Howard\* and Imy Wax**, husband and wife, not as tenants in common but as **JOINT TENANTS**, the following Real Estate situated in the County of Cook in the State of Illinois, to wit: **\* Wax**

PARCEL 1: UNIT 1703 AND PARKING SPACE P-17 and P-18, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SUPERIOR 110 CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0905829068, 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: 110 West Superior, Unit 1703, Chicago, IL 60654

PERMANENT INDEX NUMBERS: part of 17-09-204-022 and 17-09-204-023

TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever; and Grantor hereby binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided that this conveyance and the covenants and warranties of Grantor herein contained are subject to the items on Exhibit "A" attached hereto.


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# UNOFFICIAL COPY

Property of Cook County Clerk's Office

CITY TAX

**CITY OF CHICAGO**



AUG.-6.09


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000006420

REAL ESTATE TRANSFER TAX
05125.00
FP 103018

STATE TAX

**STATE OF ILLINOIS**



AUG.-6.09


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000048741

REAL ESTATE TRANSFER TAX
00927.00
FP 103014

CITY TAX

**CITY OF CHICAGO**



AUG.-6.09


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000006417

REAL ESTATE TRANSFER TAX
01827.50
FP 103018

COUNTY TAX

**COOK COUNTY**



AUG.-6.09


REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000048725

REAL ESTATE TRANSFER TAX
00463.50
FP 103017

CITY TAX

**CITY OF CHICAGO**



AUG.-6.09

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000006421

REAL ESTATE TRANSFER TAX
02781.00
FP 103018

# UNOFFICIAL COPY

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 21<sup>st</sup> day of July, 2009.

110 West Superior LLC, an Illinois limited liability company

By: [Signature]  
Authorized Signatory

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 Jon Zizman, personally known to me to be the Authorized Signatory of 110 West Superior LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory he/she signed and delivered the said instrument, pursuant to authority given by Authorized Signatory of said company, as his/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 21<sup>st</sup> day of July, 2009.



[Signature: Sherry A. Hojnacki]  
Notary Public

My Commission Expires:  
8/30/2010

MAIL SUBSEQUENT TAX BILLS TO:

Howard and Imy Wax  
110 W. Superior, Unit 1703  
Chicago, Illinois 60654

# UNOFFICIAL COPY

## EXHIBIT "A"

### PERMITTED EXCEPTIONS TO TITLE

1. GENERAL REAL ESTATE TAXES FOR 2008 AND SUBSEQUENT YEARS.
2. (A) RIGHTS OF THE MUNICIPALITY, STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED ALLEY.  
  
(B) RIGHTS OF THE PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEY FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC.
3. RIGHTS OF THE CITY OF CHICAGO TO THE WATER TUNNEL DIAGONALLY CROSSING THE LAND FROM THE NORTHEAST CORNER IN A SOUTHWESTERLY DIRECTION AT APPROXIMATELY 86 TO 100 FEET BELOW GRADE, AS SHOWN ON SHEET A0.1 OF THE PLANS AND SPECIFICATIONS PREPARED BY HARTSHORNE PLUNKARD ARCHITECTURE DATED JANUARY 15, 2007, ENTITLED "SUPERIOR 110".  
  
ACCORDING TO SAID PLANS, THE TUNNEL LIES SOUTH OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF THE LAND, 2 FEET, 11-5/8 INCHES WEST OF THE NORTHEAST CORNER THEREOF TO A POINT IN THE WEST LINE, 48 FEET 10 INCHES SOUTH OF THE NORTHWEST CORNER, AND NORTH OF A LINE FROM A POINT IN THE EAST LINE, 16 FEET, 10-3/16 INCHES SOUTH OF THE NORTHEAST CORNER TO A POINT ON THE WEST LINE, 67 FEET, 6-11/16 INCHES SOUTH OF THE NORTHWEST CORNER.
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 1703 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL. THERE WAS NOT A TENANT AS THIS IS NEW CONSTRUCTION.
7. COVENANTS CONTAINED IN THE COVENANT RECORDED AS DOCUMENT NO. 0726844055, RELATING TO COMMON WATER AND SEWER.
8. GRANT OF EASEMENT BY 110 WEST SUPERIOR, LLC TO COMCAST OF CHICAGO, INC., OVER, UPON AND UNDER THE LAND AS CONTAINED IN DOCUMENT RECORDED AS NO. 0801526001.