

UNOFFICIAL COPY

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SPECIAL WARRANTY DEED (ILLINOIS)

AFTER RECORDING, MAIL TO:
Stephen A. Witt, Esq.
Witt & Associates
20 S. Clark Street, Suite 1900
Chicago, Illinois 60603

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



Doc#: 1210257299 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/11/2012 12:43 PM Pg: 1 of 3

[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 Sanket Kumar and Rachana Singh, husband and wife, whose address is 11679 Liberty Lane, Plainfield, Illinois 60585 the following described real estate situated in Cook County, Illinois, to wit:

as joint tenants with rights of survivorship.

PARCEL 1: UNITS 1801 AND P-65. 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, AS AMENDED FROM TIME TO TIME, 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.

PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-56, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 110 West Superior, Units 1801 and P-65, Chicago, IL 60654

PERMANENT INDEX NUMBER: 17-09-204-028-1088 and 17-09-204-028-1132

TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors an 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.

| REAL ESTATE TRANSFER | 04/06/2012 |
|----------------------|-------------------|
| CHICAGO: | \$4,162.50 |
| CTA: | \$1,665.00 |
| TOTAL: | \$5,827.50 |

17-09-204-028-1088 | 20120401600255 | RAE0N8

| REAL ESTATE TRANSFER | 04/06/2012 |
|----------------------|-----------------|
| COOK | \$277.50 |
| ILLINOIS: | \$555.00 |
| TOTAL: | \$832.50 |

17-09-204-028-1088 | 20120401600255 | YEUV88

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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 6th day of April, 2012.

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 Zitzman, 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 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 6th day of April, 2012.



[Signature]
Notary Public

My Commission Expires:
8/30/2014

MAIL SUBSEQUENT TAX BILLS TO:

Sanket Kumar
110 W Superior, units #1801
Chicago, IL 60654

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EXHIBIT "A"

PERMITTED EXCEPTIONS TO TITLE

1. GENERAL REAL ESTATE TAXES FOR 2011 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
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, THEIR 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. UNIT 1801 HAS WAIVED ITS 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.