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2016-02035-PT



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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/28/2016 03:51 PM Pg: 1 of 5

This document was prepared by:
Julie L. Galassini, Esq.
311 Whytegate Court
Lake Forest, Illinois 60045

After recording mail to:
Richard C. Spain, Esq.
Spain, Spain & Varnet, P.C.
33 North Dearborn Street
Suite 2220
Chicago, Illinois 60602

Mail tax bills to
Barbara Madigan
25 East Superior, #4001
Chicago, Illinois 60611

This space reserved for Recorder's use only.

WARRANTY DEED

THE GRANTOR, **Brad Sarnoff**, as trustee of the **Brad Sarnoff Declaration of Trust dated February 28, 2002**, for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** unto **Barbara Madigan**, whose address is 25 East Superior, Chicago, Illinois 60611, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.* **TO HAVE AND TO HOLD** said premises, **INDIVIDUALLY**, forever.

SEE EXHIBIT A ATTACHED HERETO

PIN: 17-10-103-027-1414
ADDRESS: 25 EAST SUPERIOR, #4001, CHICAGO, ILLINOIS 60611

SUBJECT TO:

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD;
PUBLIC AND UTILITY EASEMENTS;
ACTS DONE BY OR SUFFERED THROUGH GRANTEE;
~~ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS~~
CONFIRMED AND UNCONFIRMED;
CONDOMINIUM DECLARATION AND BYLAWS, IF ANY;
AND GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE
AT THE TIME OF CLOSING

REAL ESTATE TRANSFER TAX		27-Jul-2016
	CHICAGO:	6,675.00
	CTA:	2,670.00
	TOTAL:	9,345.00 *

17-10-103-027-1414 | 20160701632246 | 0-047-955-264

* Total does not include any applicable penalty or interest due.

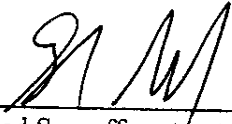
REAL ESTATE TRANSFER TAX		27-Jul-2016
	COUNTY:	445.00
	ILLINOIS:	890.00
	TOTAL:	1,335.00

17-10-103-027-1414 | 20160701632246 | 1-121-697-088

PREMIER TITLE

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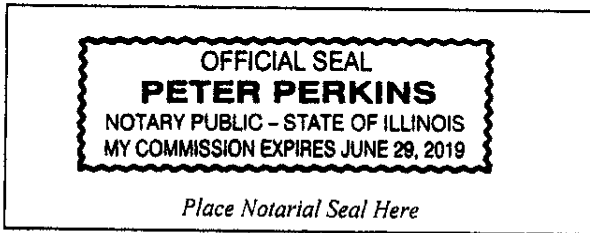
IN WITNESS WHEREOF, the undersigned has made, executed and delivered this deed as of this 21 day of July, 2016.

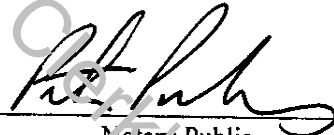
By: 
Brad Sarnoff, as trustee of the Brad Sarnoff
Declaration of Trust dated February 28, 2002

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brad Sarnoff, as Trustee, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of July, 2016.




Notary Public

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

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EXHIBIT A

PARCEL A:

UNIT NUMBER 4001 IN THE FORDHAM CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THAT PART OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK BEING THE SOUTHWEST CORNER OF SUPERIOR AND CASS STREETS; RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK BEING THE WEST LINE OF CASS STREET 106 FEET TO AN ALLEY, THENCE WEST 51 FEET; THENCE NORTH 106 FEET TO THE NORTH LINE OF SAID BLOCK 48, BEING THE SOUTH LINE OF SUPERIOR STREET; THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK, 51 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1, 2 AND 3 IN RIGHT REVEREND A. O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 4 IN O. REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 6 IN A. O. REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE WEST 25 FEET OF THE EAST 101 FEET OF THE NORTH 106 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 6:

THE WEST 50 FEET OF THE EAST 151 FEET OF THAT PART LYING NORTH OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THE EAST 25 FEET OF THE WEST 150 FEET OF THAT PART NORTH OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

LOT 5 IN O. REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

LOT 7 IN O. REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO OF PART OF THE FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 10:

THE WEST 25 FEET OF THE EAST 76 EAST OF THE NORTH 106 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 11:

ALL THAT PART OF THE PUBLIC ALLEY LYING NORTH OF AND ADJOINING PLOTS 1 THROUGH 7, INCLUSIVE, (EXCEPT THE WEST 20 FEET THEREOF) IN RT. REV. ANTHONY O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

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EXCEPT FROM ALL THE ABOVE, TAKEN AS A TRACT; THE WEST 20 FEET OF LOT 7, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, IN RT. REVEREND ANTHONY O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021328830, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL B:

EASEMENT FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS MADE AS OF THE 13TH DAY OF NOVEMBER 2002 BY FORDHAM 25 E SUPERIOR L.L.C. RECORDED DECEMBER 3, 2002 AS DOCUMENT 0021328829 FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENTS AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE COMMERCIAL PROPERTY AND THE GARAGE PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL C:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-21 AND P-42, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL D:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE (S-44), A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.