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Doc#: 0700505127 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/05/2007 11:31 AM Pg: 1 of 4

**30 W. OAK CONDOMINIUM  
WARRANTY DEED**

01061511/12/11/062

This Warranty Deed is made this 14th day of December, 2006, between **SMITHFIELD PROPERTIES XXVII, L.L.C.**, a limited liability company created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("**Grantor**") and **ROBERT J. CHAPMAN** ("**Grantee**").

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and No/00 (\$10.00) Dollars and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said limited liability company, by these presents does convey and warrant unto Grantee, and to Grantee's successors and assigns, forever, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

*See Exhibit A attached hereto and incorporated herein by reference*

Grantor also hereby grants to the Grantee and its successors and assigns, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property therein described.

The Warranty Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, **WILL WARRANT AND DEFEND**, subject to: (i) general real estate taxes for 2006 and subsequent years; (ii) applicable zoning and building laws and building restrictions and ordinances; (iii) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (iv) streets and highways, if any; (v) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration of Condominium; and (vi) the Condominium Property Act of Illinois.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX
00952.50
FP326657

REAL ESTATE TRANSFER TAX
01905.00
FP326703

REAL ESTATE TRANSFER TAX
14287.50
FP326675

# 000009706

# 0000011847

# 0000011049

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



JAN. -3.07

REVENUE STAMP

COUNTY TAX

STATE OF ILLINOIS



JAN. -3.07

STATE TAX

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

CITY OF CHICAGO



JAN. -3.07

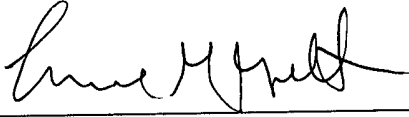
CITY TAX

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

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IN WITNESS WHEREOF, SMITHFIELD PROPERTIES XXVII, L.L.C. has executed this Warranty Deed as of the day and year above first written.

SMITHFIELD PROPERTIES XXVII, L.L.C., an Illinois limited liability company

By:   
Its: Attorney in fact

**This instrument was prepared by:**

Lawrence M. Gritton  
400 W. Huron Street  
Chicago, Illinois 60610



**After recording mail to:**

Stanton B. Miller  
Schwartz Cooper Chartered  
180 North LaSalle Street, Suite 2700  
Chicago, IL 60601

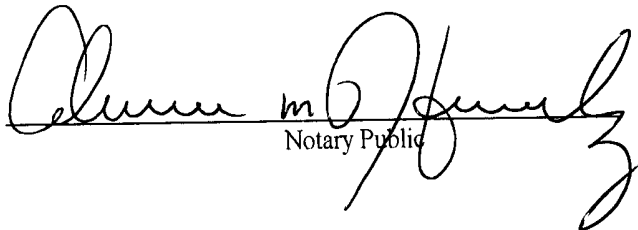
**Send subsequent tax bills to:**

Robert J. Chapman  
30 West Oak Street, Unit 11B  
Chicago, IL 60610

State of Illinois        )  
                                  )        SS  
County of Cook        )

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Lawrence M. Gritton, as Attorney in Fact for **Smithfield Properties XXVII, L.L.C.**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Attorney in Fact, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14th day of December, 2006.

  
Notary Public



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EXHIBIT A

## LEGAL DESCRIPTION

### Parcel 1:

Unit 11B, together with the exclusive right to use Parking Spaces P-53 and P-69 and Storage Space S-29, limited common elements, in the 30 W. Oak Condominium as delineated on the plat of survey of that part of the following parcels of real estate:

The South 90.0 feet of Lots 1 and 2, taken as a tract, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East Half of the Southeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

And also

That part of Lots 1 and 2 (except the South 90.0 feet thereof), taken as a tract, lying below a horizontal plane of 14.01 feet Above Chicago City Datum, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East Half of the Southeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as **Exhibit C** to the Declaration of Condominium recorded October 18, 2006 as document number 629110006, as amended by First Amendment recorded December 1, 2006 as document number 0633517012 and as further amended from time to time, together with their undivided percentage interest in the common elements.

### Parcel 2:

Non-exclusive easements for the benefit of Parcel 1 as created by Easement Agreement, recorded October 18, 2006 as document number 629110005, over the burdened land described therein, for ingress and egress for persons, material and equipment to the extent necessary to permit the maintenance and repair of the land therein referred to as the "Condo Garage." (Said burdened land commonly referred to in said Agreement as the "Townhome Parcel" and "Townhome Improvements.")

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**Street Address:** 30 West Oak Street, Unit 11B, Chicago, Illinois 60610

**Permanent Index Numbers:** 17-04-424-009; 17-04-424-010