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Doc#: 0704640106 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/15/2007 12:09 PM Pg: 1 of 4

30 W. OAK CONDOMINIUM WARRANTY DEED

01041499/11/27/55/1063

This Warranty Deed is made this 26th day of January, 2007, 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 **CHARLES E. SEMEL AND ARLENE F. SEMEL, HUSBAND AND WIFE**, as **TENANTS BY THE ENTIRETY** and not as joint tenants with right of survivorship or tenants in common, of Chicago, Illinois (collectively, "**Grantees**").

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 Grantees, 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 Grantees, and to Grantees' 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

46

Grantor also hereby grants to the Grantees and their 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 aforesaid, 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 Grantees, their 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, 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 Grantees; (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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REAL ESTATE TRANSFER TAX
0065675
FP326657

000009855

REAL ESTATE TRANSFER TAX
0131350
FP326703

0000011997

REAL ESTATE TRANSFER TAX
0985125
FP326675

0000011196

COOK COUNTY
REAL ESTATE TRANSACTION TAX

FEB. 12.07



REVENUE STAMP

COUNTY TAX

STATE OF ILLINOIS

FEB. 12.07



STATE TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

CITY OF CHICAGO

FEB. 12.07



CITY TAX

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****Parcel 1:**

Unit 6C, together with the exclusive right to use Parking Space ~~S-02 and S-04~~^{P-04} and Storage Space ~~S-04~~^{S-43 and S-44}, 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: (CM)

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, Second Amendment recorded December 18, 2006 as document number 0635215100, Third Amendment recorded December 27, 2006 as document number 0636109036, and Fourth Amendment recorded December 29, 2006 as document number 0636309031, 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.")

Street Address: 30 West Oak Street, Unit 6C, Chicago, Illinois 60610

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