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Doc#: 0716526101 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/14/2007 12:18 PM Pg: 1 of 3

01061535 1 of 1 UNIT (u)

**30 W. OAK CONDOMINIUM  
WARRANTY DEED**

This Warranty Deed is made this 14<sup>th</sup> day of May, 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 PETER G. KRIVKOVICH AND LINDA J. KRIVKOVICH, HUSBAND AND WIFE, as TENANTS BY THE ENTIRETY and not as joint tenants with right of survivorship or tenants in common ("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 his 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 Grantee, his 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 Grantee; (iv) streets and highways, if any; (v) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration of Condominium, so long as same do not prohibit the use of said Unit as a single family condominium residence with associated parking; and (vi) the Condominium Property Act of Illinois.

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## EXHIBIT A

### LEGAL DESCRIPTION

#### Parcel 1:

Unit 24B, together with the exclusive right to use Parking Spaces P-13 and P-31/P-32 and Storage Space S-8 and Roof Terrace limited Common Element for Unit 24B, limited common elements, in the 30 W. Oak Condominium as delineated and defined on the plat of survey of that part of the following described 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,

And also,

That part of Lots 1 and 2 (except the South 90.00 feet thereof), taken as a tract, lying below a horizontal plane of 14.01 feet 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, all in Cook County, Illinois.

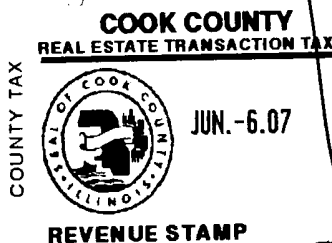
Which survey is attached as Exhibit C to the Declaration of Condominium recorded October 18th, 2006 as document number 0629110006, as amended by First Amendment recorded December 1, 2006 as document number 0633517012, Second Amendment recorded December 18, 2006 as document number 0635215100, Third Amendment recorded December 27, 2006 as document number 0636109036, and Fourth Amendment recorded December 29, 2006 as document number 0636309031, and Fifth Amendment recorded May 3, 2007 as document number 0712315043, 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 18th, 2006 as document number 0629110005, for ingress and egress for persons, material and equipment to the extent necessary to permit the maintenance and repair of the Condominium Garage, over the land described therein. (Said burdened land commonly referred to in said Agreement as the "Townhome Parcel" and "Townhome Improvements.")

Street Address: 30 West Oak Street, Unit 24B, Chicago, Illinois 60610

PIN: 17-04-424-009 + 17-04-424-010



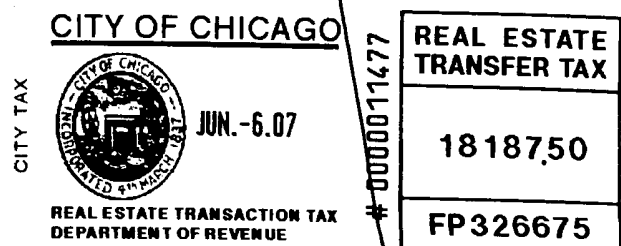
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