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1109012010

Doc#: 1109012010 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/31/2011 08:45 AM Pg: 1 of 3

WARRANTY DEED

ST5 120605 / 0026CND

Grantor, **Christopher Smialek**, a single man, of the City of Chicago and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to Grantees,

Matthew John Rice, a single man, and **Craig E. Samuels**, a single man, of 1235 A North Clybourn Street, Suite 401, Chicago, Illinois 60610, the following described real estate located in the City of Chicago, County of Cook and State of Illinois:

PARCEL 1:

UNIT 4C, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-66, AND STORAGE SPACE S-42, 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 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.")

together with the tenements and appurtenances there unto belonging, to have and to hold that property as Joint Tenants, with rights of survivorship.

By 3/31

S Y
P 3
S N
SC Y
INT 9

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STATE OF ILLINOIS
 MAR. 28. 11
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000007531 #

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 01100.00 |
| FP 103032 |

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 MAR. 28. 11
 REVENUE STAMP

000007531 #

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00550.00 |
| FP 103034 |

CITY OF CHICAGO
 MAR. 28. 11
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

000008778000000 #

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 11550.00 |
| FP 103033 |

Property of Cook County Clerk's Office

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THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements provided same do not interfere with the use of the Property as a residential condominium; acts done by or suffered through Grantees; general taxes for the year 2010 and subsequent years; condominium declarations, by-laws and amendments thereto.

PERMANENT REAL ESTATE INDEX NUMBER: 17-04-424-055-1003

ADDRESS OF PROPERTY: 30 West Oak Street -Units 4C, P-66, & S-42 Chicago, IL 60610

This Instrument is signed and sealed this 23rd day of March, 2011.



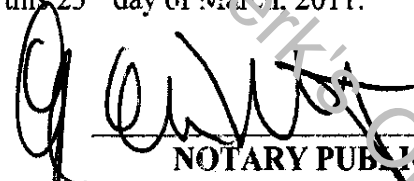
Christopher Smialek

State of Illinois)
)
County of Cook)

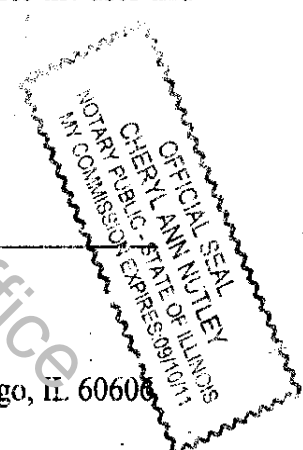
I, the undersigned, a Notary Public in the county and state aforesaid, **DO HEREBY CERTIFY** that **Christopher Smialek**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person this day and acknowledged that he signed, sealed and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

Given under my hand and official seal this 23rd day of March, 2011.

My Commission expires 9/16/11



NOTARY PUBLIC



This instrument was prepared by James E. Hussey, 230 W. Monroe - #250, Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO: Matthew John Rice and Craig E. Samuels
30 West Oak Street -Units 4C, P-66, & S-42
Chicago, IL 60610

MAIL RECORDED INSTRUMENT TO: Michael S. Samuels, Esq.
720 Osterman Avenue, Suite 301
Deerfield, IL 60015