

UNOFFICIAL COPY



This Instrument prepared by:

Frank J. Callero, Esq.
Ungaretti & Harris, LLP
70 W Madison St, Suite 3500
Chicago, Illinois 60602

Doc#: 1323504003 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/23/2013 08:12 AM Pg: 1 of 4

After recording return to:

Gregory A. Papiernik
Levin & Brenda, P.C.
20 N Wacker Drive, Suite 3200
Chicago, Illinois 60606

8934541 D2569
1acc

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 8th day of August, 2013, from Robert J. Chapman and Judith L. Chapman, husband and wife, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety (together, the "Grantor"), to Jonathan A. Marcus, not personally, but as Trustee of the Unit 11B - 30 W. Oak Street Land Trust dated August 5, 2013, having an address of 520 N Kingsbury, Chicago, Illinois 60654 (the "Grantee").

WITNESSETH, that said Grantor, in consideration of Ten and No/100s Dollars (\$10.00) in hand paid by Grantee, and other valuable consideration, receipt of which is hereby acknowledged, DOES HEREBY REMISE, RELEASE, ALIEN AND CONVEY UNTO GRANTEE, and their successors and assigns, FOREVER, all of Grantor's interest in and to the real property situated in the County of Cook, State of Illinois, to-wit:

Legal Description: See Exhibit A attached hereto and made a part hereof

Address of Property: 30 W Oak, Unit 11B, Chicago, Illinois 60610
St.

Property Identification Number: 17-04-424-055-1021

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee forever.


And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and their successors, that Grantor and its predecessors in interest have 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 Grantor will WARRANT AND DEFEND, the said premises against all persons claiming, or to claim the same, by, through or under Grantor, subject only to the exceptions set forth on Exhibit B attached hereto and incorporated herein by this reference.

Box 400-CTCC


S Y
P 4
S A
SCY
INTS

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed as of the day and year first above written.



Robert J. Chapman




Judith L. Chapman

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert J. Chapman and Judith L. Chapman, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as of their own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 8th day of August, 2013.



Notary Public



My Commission Expires:


9/24/16



Mail subsequent tax bills to:

Jonathan Marcus
30 W Oak, Unit 11B
Chicago, Illinois 60610

REAL ESTATE TRANSFER		08/08/2013
	COOK	\$1,650.00
	ILLINOIS:	\$3,300.00
	TOTAL:	\$4,950.00
17-04-424-055-1021 20130701608814 N22WN2		

REAL ESTATE TRANSFER		08/08/2013
	CHICAGO:	\$24,750.00
	CTA:	\$9,900.00
	TOTAL:	\$34,650.00
17-04-424-055-1021 20130701608814 7RBXRE		

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A: UNIT NUMBER 11B IN THE 30 WEST OAK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1: THE SOUTH 90.0 FEET OF LOTS 1 AND 2 TAKEN AS A TRACT LYING BELOW A HORIZONTAL PLANE OF 114.48 FEET CHICAGO CITY DATUM IN THE SUBDIVISION OF BLOCK 16 IN BUSHNEEL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: 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 CHICAGO CITY DATUM IN THE SUBDIVISION OF BLOCK 16 IN BUSHNEEL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 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 AS DOCUMENT NUMBER 0629110006, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL B: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-53 AND P-69 AND STORAGE SPACE S-29, BOTH LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY OF THE DECLARATION RECORDED AS DOCUMENT 0629110006 AS AMENDED FROM TIME TO TIME.

PARCEL C: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT RECORDED OCTOBER 18, 2006 AS DOCUMENT 0629110005 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 <PCL" AND TOWNHOME IMPROVEMENT").

Commonly known as: 30 W Oak^{st.}, Unit 11B, Chicago, Illinois 60610

Property Identification Number: 17-04-424-055-1021

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. All covenants, conditions and restrictions of record;
2. All public and utility easements;
3. All acts done by or suffered through Grantee;
4. All special governmental taxes or assessments confirmed and unconfirmed;
5. All condominium declarations and bylaws; and
6. All general real estate taxes not yet due and payable.

Property of Cook County Clerk's Office