



Doc#: 1516001002 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/09/2015 09:10 AM Pg: 1 of 5

3rd Floor

Property of Cook County Clerk's Office

**30 W. OAK CONDOMINIUM 1A
WARRANTY DEED**

This Warranty Deed is made this 1 day of June, 2015, between **MICHAEL D. MORGANSTERN AND SARAH Y. MORGANSTERN, HUSBAND AND WIFE**, as **JOINT TENANTS** with right of survivorship ("**Grantors**") and **DIANE E. OFFEREINS TRUST** ("**Grantee**").

WITNESSETH, that Grantors, 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, by these presents does convey and warrant unto Grantee, and to Grantee's successors and assigns, forever, all interest in the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

LEGAL DESCRIPTION

Parcel 1:

Unit 1A, together with the exclusive right to use Parking Space P-64, 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, **Second Amendment** recorded December 18, 2006 as document number 0635215100, **Third Amendment** recorded December 27, 2006 as document number 0636109036, **Fourth Amendment** recorded December 29, 2006 as document number 0636309031, **Fifth Amendment** recorded May 3, 2007 as document number 071235043, **Sixth (Special) Amendment** recorded December 21, 2007 as document number 0735515069, and as further amended from time to time, together with their undivided percentage interest in the common elements.

Parcel 2:

REAL ESTATE TRANSFER TAX	02-Jun-2015
 CHICAGO:	4,462.50
CTA:	1,785.00
TOTAL:	6,247.50

REAL ESTATE TRANSFER TAX	02-Jun-2015
 COUNTY:	297.50
ILLINOIS:	595.00
TOTAL:	892.50

CTVC Box 334. 15011793LP

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Non-exclusive easements for the benefit of Parcel 1 as created by Easement Agreement, recorded October 18, 2006 as document number 629110005, 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 burdened 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 1A, Chicago, Illinois 60610

Permanent Index Number: 17-04-424-055-1001

Subject only to general real estate taxes not due and payable at time of closing; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 1st Day of June, 2015.

IN WITNESS WHEREOF, MICHAEL D. MORGANSTERN AND SARAH Y. MORGANSTERN, have executed this Warranty Deed as of the day and year above first written.

By: 

Michael D. Morganstern

By: 

Sarah Y. Morganstern

This instrument was prepared by:

Paige Donaldson
Sanchez Daniels & Hoffman
333 West Wacker Drive, Suite 500
Chicago, IL 60606

After recording mail to:

Kevin P. Mitrick
Spain, Spain and Varnet, P.C.
33 North Dearborn, Suite 2220
Chicago, Illinois 60602

Send subsequent tax bills to:

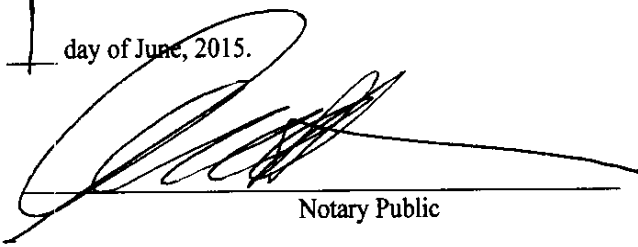
Diane E. Offereins Trust
270 Roger Williams Ave
Highland Park, IL 60035

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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 **MICHAEL D. MORGANSTERN AND SARAH Y. MORGANSTERN**, who are 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 acknowledged that they signed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1 day of June, 2015.



 Notary Public



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Legal Description 22A

PARCEL 1: UNIT 22A, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACES P-33/P-34 and P-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:

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 30 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 0635215100, THIRD AMENDMENT RECORDED DECEMBER 27, 2006 AT DOCUMENT NUMBER 0636109036, FOURTH AMENDMENT RECORDED DECEMBER 29, 2006 AS DOCUMENT NUMBER 0636309031, FIFTH AMENDMENT RECORDED MAY 3, 2007 AS DOCUMENT NUMBER 071735043, SIXTH (SPECIAL) AMENDMENT RECORDED DECEMBER 21, 2007 AS DOCUMENT NUMBER 0735515069, 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, 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 BURDENED LAND DESCRIBED THEREIN. (SAID BURDENED LAND COMMONLY REFERRED TO IN SAID AGREEMENT AS THE "TOWNHOME PARCEL" AND "TOWNHOME IMPROVEMENTS.")

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WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 13, 2006 AS DOCUMENT NUMBER 629110006, AS AMENDED BY FIRST AMENDMENT RECORDED DECEMBER 1, 2006 AS DOCUMENT NUMBER 0635215100, THIRD AMENDMENT RECORDED DECEMBER 27, 2006 AT DOCUMENT NUMBER 0636109036, FOURTH AMENDMENT RECORDED DECEMBER 29, 2006 AS DOCUMENT NUMBER 0636309031, FIFTH AMENDMENT RECORDED MAY 3, 2007 AS DOCUMENT NUMBER 071235043, SIXTH (SPECIAL) AMENDMENT RECORDED DECEMBER 21, 2007 AS DOCUMENT NUMBER 0735515069, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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