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and after recording, mail to:

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RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/03/2016 12:08 PM Pg: 1 of 5

TRUSTEE'S WARRANTY DEED

THIS INDENTURE WITNESSETH, that DOUGLAS ROBSON, not individually, but solely as Trustee of the MARGARET Z. ROBSON LIVING TRUST DATED 8/1/95 ("Grantor"), of 4326 24th St., San Francisco, CA 94114, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to DOUGLAS ROBSON, ("Grantee"), an unmarried man, of 4326 24th St., San Francisco, CA 94114, all of its interest in the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Property Address: 30 West Oak Street, #19B, Chicago, IL 60610-8721

Permanent Property Index Number: 17-04-424-055-1035

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title interest, claim or demand whatsoever, of Grantor either in law or equity, of, in and to the above described real estate, with the hereditaments and appurtenances: TO HAVE AND TO HOLD, the said real estate as above described, with the appurtenances upon unto the Grantee and for the uses and purposes herein set forth.

And Grantor, for himself, and his successors, does covenant, promise and agree, to and with Grantee, his successors and assigns, that Grantor has not done or suffered to be done anything whereby the said real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; Grantor WILL WARRANT AND DEFEND the said real estate against all persons whomsoever lawfully claiming, or claim the same, or any part thereof, subject to:

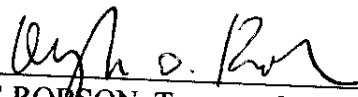
General real estate taxes for 2016 and subsequent years; covenants, conditions, restrictions and easements of record; zoning and building laws or ordinances, and any and all liens and encumbrances of record, if any.

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Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set in hand and sealed this

16 day of February, 2016.



DOUGLAS ROBSON, Trustee of the
MARGARET Z. ROBSON LIVING TRUST dtd
8/1/95

Please See The Attached
California Acknowledgement

STATE OF _____)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DOUGLAS ROBSON, Trustee of the MARGARET Z. ROBSON LIVING TRUST dtd 8/1/95, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 2016.

Commission expires: _____

Notary Public

**EXEMPT FROM ILLINOIS REAL
ESTATE TRANSFER TAXES UNDER 35
ILCS 200/31-45(e).**

Dated: Feb. 24, 2016

Dennis B. Mueller
Legal Representative

Send subsequent tax bills to:

Douglas Robson
4326 24th St.
San Francisco, CA 94114

REAL ESTATE TRANSFER TAX		03-Mar-2016
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00



REAL ESTATE TRANSFER TAX		03-Mar-2016
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00



17-04-424-055-1035 | 20160201674021 | 0-364-853-824

17-04-424-055-1035 | 20160201674021 | 1-777-400-384
* Total does not include any applicable penalty or interest due.

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of SAN FRANCISCO)
 On Feb 16 2016 before me, Paul Taube Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared Douglas Robson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
 WITNESS my hand and official seal.
 Signature _____
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
 Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer — Title(s): _____	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION: 30 WEST OAK ST., #19B, CHICAGO, IL 60610-8721**

PARCEL 1: UNIT 19B, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACES P-5 AND P-6 AND STORAGE SPACE S-15, 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 N 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 6 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 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 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 LAND THEREIN REFERRED TO AS THE CONDOMINIUM GARAGE OVER THE LAND DESCRIBED THEREIN (SAID BURDENED LAND COMONLY REFERRED TO IN SAID AGREEMENT AS THE "TOWNHOME PARCEL" AND "TOWNHOME IMPROVEMENTS.")

Commonly known as: 30 West Oak Street, Unit 19B, Chicago, Illinois 60610

Property Identification Number: 17-04-424-055-1035

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STATEMENT BY GRANTOR / GRANTEE

The grantor or its agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

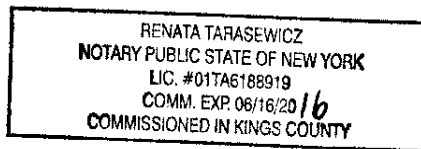
Dated: Feb. 26, 2016

subscribed and sworn before me this 26 day of February, 2016.

[Signature]
Notary Public

[Signature]
Signature

My commission expires: 6/16/16



The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

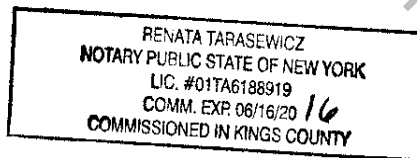
Dated: Feb. 26, 2016

subscribed and sworn before me this 26 day of February, 2016.

[Signature]
Notary Public

[Signature]
Signature

My commission expires: 6/16/16



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.]