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WARRANTY DEED
Statutory (ILLINOIS)

THIS DOCUMENT PREPARED BY:

Vasili Liosatos
Kovitz Shifrin Nesbit
55 West Monroe, Ste. 2445
Chicago, Illinois 60603

Doc#: 2006547181 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/05/2020 12:03 PM Pg: 1 of 3

Dec ID 20200201619633
ST/CO Stamp 1-526-386-528 ST Tax \$339.00 CO Tax \$169.50
City Stamp 1-268-535-136 City Tax: \$2,950.50

FOR RECORDER'S USE ONLY

FIRST AMERICAN TITLE
FILE # 2913703

ABOVE SPACE FOR RECORDER'S USE

THE GRANTOR(S), **Bruce Menkes, a married person**, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, **Two East Oak Realty, LLC, a Delaware limited liability company**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

PIN: **17-03-203-009-1214**

Address of Real Estate: **2 East Oak Street, 3707, Chicago, IL 60611**

TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining .

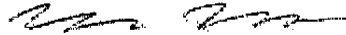
SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements of record, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

This is not homestead property.

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IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Warranty Deed dated this 24th day of January, 2020.

Grantor:

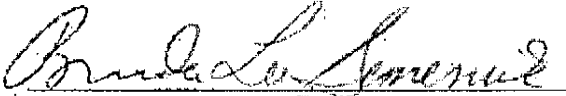


Bruce Menkes

STATE OF Illinois)
COUNTY OF Cook) SS.

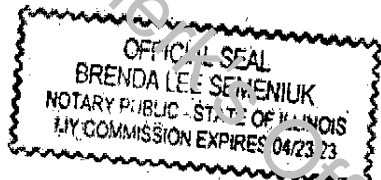
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Bruce Menkes**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7 day of January, 2020.



NOTARY PUBLIC

My commission expires: _____



Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Unit No. 3707, in Two East Oak Condominium, as delineated on a plat of survey of the following described tract of land: Part of Block 6, in the Subdivision by the Commissioners of the Illinois and Michigan Canal of the South fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded July 5, 1979, as document no. 25035273, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Easements for ingress and egress for the benefit of Parcel 1, as set forth in the declaration of covenants, conditions and restrictions and easements recorded as document no. 24889082, in Cook County, Illinois.

Note: For informational purposes only, the land is known as:

2 East Oak Street, Unit 3707
Chicago, IL 60611

17-03-203-009-1214

MAIL AFTER RECORDING TO:

Kathryn Kovitz Arnold
Taft Stettinius & Hollister LLP
111 E. Wacker Drive, Suite 2800
Chicago, IL 60601

MAIL TAX BILLS TO:

Two East Oak Realty LLC
c/o Taft Stettinius & Hollister LLP
111 E. Wacker Drive, Suite 2800
Chicago, IL 60601
Attn: Kathryn Kovitz Arnold, Esq.