

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (ILLINOIS)

THIS DOCUMENT PREPARED BY:

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

Doc#: 2006608168 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/06/2020 11:57 AM Pg: 1 of 5

Dec ID 20200201619429  
ST/CO Stamp 0-551-216-992 ST Tax \$248.50 CO Tax \$124.25  
City Stamp 2-028-457-824 City Tax: \$2,609.25

FOR RECORDER'S USE ONLY

**FIRST AMERICAN TITLE**  
FILE # 2982902

ABOVE SPACE FOR RECORDER'S USE

THE GRANTOR(S), **Margaret Brosnan and John Brosnan as joint tenants, as to an undivided 50% interest and Daniel Brandt, a single person, as to an undivided 50% interest,** 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: **17-03-203-009-1218**

Address of Real Estate: **2 East Oak Street, 1108, Chicago, IL 60611**

TO HAVE AND TO HOLD together with the tenements, heretements 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.

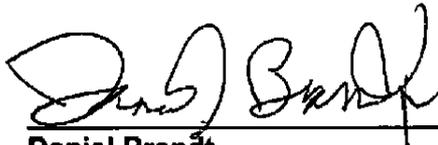
This is not homestead property.

This instrument may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

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IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this Warranty Deed dated this 20 day of JANUARY, 2020.

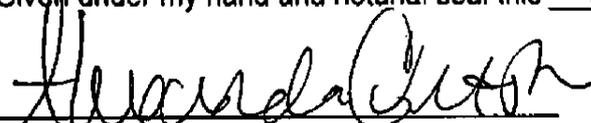
Grantor:

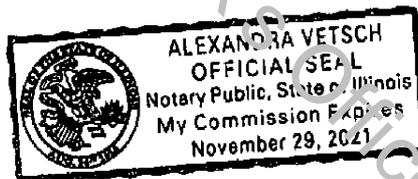
  
\_\_\_\_\_  
Daniel Brandt

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 Daniel Brandt, 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 20 day of January, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: 11/20/2021





# UNOFFICIAL COPY

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

Grantor:

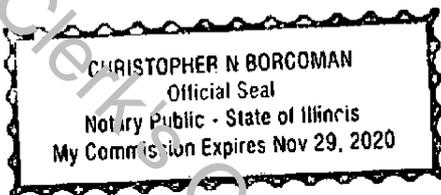
Margaret Brosnan  
Margaret Brosnan

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 **Margaret Brosnan**, 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 24 day of January, 2020.

[Signature]  
NOTARY PUBLIC  
My commission expires: 11/29/2020



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## EXHIBIT A

### LEGAL DESCRIPTION

**Parcel 1:**

Unit No. 1108, 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 1108  
Chicago, IL 60611

17-03-203-009-1218

**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.