

UNOFFICIAL COPY

Doc#: 2222028038 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/08/2022 09:32 AM Pg: 1 of 3

Dec ID 20220701687827
ST/CO Stamp 1-892-450-896 ST Tax \$1,950.00 CO Tax \$975.00
City Stamp 1-590-985-296 City Tax: \$20,475.00

A22-1533 B.C.
WARRANTY DEED
ILLINOIS STATUTORY
Trust to Trust

THE GRANTOR, JULES MILLMAN, not personally but solely as Trustee of the Jules Millman Trust dated June 4, 1992, as amended from time to time, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, Frederic K. Welts, Jr. as Trustee of the Frederic K. Welts, Jr. Living Trust dated March 27, 2002, of the City of Sacramento, Sacramento County, State of California, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2021 and subsequent years; and

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

Permanent Real Estate Index Number(s): 17-04-424-055-1043

Address(es) of Real Estate: 30 W Oak St Unit 23B, Chicago, IL 60610

This conveyance, as it relates to Jules Millman, is made by Jules Millman, not individually, but solely as Trustees under the provisions of the trust instruments known as the Jules Millman Trust, and unto all and every successor or successors in trust under said trust instruments, and as such is made on condition that Jules Millman shall have no liability in his individual capacity on any agreement, warranty or indemnity herein contained, express or implied. Any recourse under and by virtue of this Deed shall be against the Jules Millman Trust dated June 4, 1992, and unto all and every successor or successors in trust under said trust instruments.

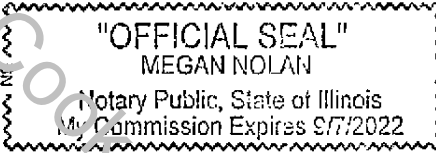
UNOFFICIAL COPY

Dated this 20 Day of July, 20 22.

The Jules Millman Trust dated June 4, 1992, as amended from time to time

BY: Jules Millman
JULES MILLMAN, as trustee

State of Illinois)
) ss
County of Cook)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY JULES MILLMAN, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20 day of July, 20 22.

Megan Nolan (Notary Public) Commission Expires 9/7/2022
This instrument was prepared by: Bell & Shah LLC, 2015 W. Fullerton Ave., Chicago, Illinois 60647

Mail To: Chuck Alexander, 40 Skokie Blvd, # 630A, Northbrook, IL 60062
Send Subsequent Tax Bills to: FREDERIC K. WELTS, JR, 30 W Oak St Unit 23B, Chicago, IL 60610

UNOFFICIAL COPY

Legal Description

Parcel 1:

Unit 23B, together with the exclusive right to use Parking Spaces P-23 and P-24 and Storage Space -6, 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 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 may be 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 0629110005, 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 commonly referred to in said agreement as the "Townhome Parcel" and "Townhome Improvements."), in Cook County, Illinois.

Property Address:
30 W Oak St, Unit 23B
Chicago, IL 60610

Pin: 17-04-424-055-1043

REAL ESTATE TRANSFER TAX		03-Aug-2022
	CHICAGO:	14,825.00
	CTA:	5,850.00
	TOTAL:	20,475.00 *
17-04-424-055-1043 20220701687827 1-590-985-296		

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		03-Aug-2022
	COUNTY:	975.00
	ILLINOIS:	1,950.00
	TOTAL:	2,925.00
17-04-424-055-1043 20220701687827 1-892-450-896		