

# UNOFFICIAL COPY

## WARRANTY DEED (ILLINOIS)

AFTER RECORDING, MAIL TO:  
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200 W. Madison Street, Suite 3000  
Chicago, Illinois 60606

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### NAME AND ADDRESS OF PREPARER:

Adam M. Law, Esq.  
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111 East Wacker Drive, Suite 2800  
Chicago, Illinois 60601

RECORDER'S STAMP

THE GRANTORS, **Ilan J. Shalit a/k/a Ilan Shalit and Rebekah Baum Shalit a/k/a Rebekah Shalit**, husband and wife, of the City of Chicago, State of Illinois, in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY AND WARRANT to the GRANTEE, **30 Oak 16AB, LLC, a Delaware limited liability company**, whose mailing address is 30 W. Oak Street, Units 16A and 16B, Chicago, Illinois 60610, all of the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

PROPERTY INDEX NUMBERS: 17-04-424-055-1028 (AFFECTS Unit 16A); and  
17-04-424-055-1029 (AFFECTS Unit 16B)

PROPERTY ADDRESS: 30 W. OAK STREET, UNITS 16A AND 16B  
CHICAGO, ILLINOIS 60610

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

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## EXHIBIT A

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PARCEL 1:

UNIT 16A, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-41 AND P-37/P-38 AND STORAGE SPACE 8-39 AND UNIT 16B, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-27/28 AND STORAGE SPACE S-12, LIMITED COMMON ELEMENTS, IN THE 30 W. OAKS 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 BUSHNELLS 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 90.00 FEET THEREOF) TAKEN AS A TRACT LYING BELOW A HORIZONTAL PLANE 14.01 FEET ABOVE CHICAGO CITY DATUM, INTO THE SUBDIVISION OF BLOCK 16 IN BUSHNELLS 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 AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT RECORDED OCTOBER 18, 2006 AS DOCUMENT NUMBER 0629110005, OVER THE BURDENED LAND DESCRIBED THEREIN, FOR INGRESS FOR EGRESS FOR PERSONS,

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## EXHIBIT A (continued)

MATERIAL, AND EQUIPMENT TO THE EXTENT NECESSARY TO PERMIT THE MAINTENANCE AND REPAIR OF THE LAND THEREIN REFERRED TO AS THE CONDO GARAGE SAID BURDENED LAND COMMONLY REFERRED TO IN SAID AGREEMENT AS THE TOWNHOME PARCEL AND TOWNHOMES IMPROVEMENTS.

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