



23ST0168545
CLB 2023
WARRANTY DEED

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MAIL TO:

Mr. Dean J. Lurie
Stone, Pogrud & Korey LLC
1 East Wacker Drive
Suite 2610
Chicago, Illinois 60601

Doc#: 2334741035 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/13/2023 09:51 AM Pg: 1 of 4

Dec ID 20231201691611
ST/CO Stamp 1-117-634-608 ST Tax \$5,250.00 CO Tax \$2,625.00
City Stamp 0-953-008-176 City Tax: \$55,125.00

THE GRANTORS, Douglas A. Pertz and Joanne C. Pertz, husband and wife, as tenants by the entirety, of the City of Southlake, County of Tarrant, State of Texas, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to: 30oak21, LLC, an Illinois Limited Liability Company, the following described real estate situated in the County of Cook, State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 30 West Oak Street, Unit 21AB, Chicago, Illinois 60610

Permanent Index Number: 17-04-424-055-1038 and 17-04-424-055-1039

Together with tenements and appurtenances thereunto belonging, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

Subject only to the following, if any: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Cook County Clerk's Office

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Date as of: Dec 8, 2023.

Douglas A. Pertz
DOUGLAS A. PERTZ

Joanne C. Pertz
JOANNE C. PERTZ

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that **Douglas A. Pertz and Joanne C. Pertz, husband and wife, as tenants by the entirety**, personally known to me to be the same persons whose names 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 notarial seal this 8 day of December, 2023.



Enrique Orejel
NOTARY PUBLIC

GRANTEE CURRENT ADDRESS:
30 oak 21, LLC
13141 Northwest Freeway
Houston, TX 77044

MAIL SUBSEQUENT TAX BILLS TO:
30 Oak 21, LLC
13141 Northwest Freeway
Houston, TX 77040

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Legal Description

PARCEL 1:

UNIT 21A, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACES P-12 & P-58 AND STORAGE SPACE S-34, 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 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 0633017012, 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 1A:

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 COMMONLY REFERRED TO IN SAID AGREEMENT AS THE "TOWNHOME PARCEL" AND "TOWNHOME IMPROVEMENTS.")

PARCEL 2:

UNIT 21B, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACES P-67 AND P-68 AND STORAGE SPACE S-17, 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

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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 MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2A:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 2 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 COMMONLY REFERRED TO IN SAID AGREEMENT AS THE "TOWNHOME PARCEL" AND "TOWNHOME IMPROVEMENTS.")

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