# **UNOFFICIAL COPY**

### SPECIAL WARRANTY DEED

COLUDIA,

WALTON ON THE PARK SOUTH, LLC, an Illinois limited liability company, with an address of 710 West Oakdale Avenue, Chicago, Illinois ("Grantor"), for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, GRANTS, BARGAINS AND SELLS to: Shari M. Weinberg, with an address of 1009 Marvell Lane, Highland Park, IL. 60025 ("Grantee"), the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 1/-1/4-435-003-0000; 17-04-435-004-0000; 17-04-435-022-0000; 17-04-435-024-0000; 17-04-435-025-0000 (affects underlying land and other property)

Address of Real Estate: 2 West Delaware Place, Unit 808/GU-236/S-27, Chicago, Illinois 60610



Doc#: 1018012000 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 06/29/2010 09:09 AM Pg: 1 of 3

(above space for recorder only)

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or asses a tents for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, certain unrecorded license agreements and railroad rights of way, reservations, easements and rights, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit as a residential condominium; (6) the Declaration of Condominium Pursuant to the Condominium Property Act for Walton on the Park South Condominiums, recorded May 27, 2010, as document 1014716029 (which Declaration, among other things, includes notice of Grantee's waiver of the implied warranty of habitability), as amended from time to time; (7) the provisions of the Illinois Condominium Act; (8) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; (9) liens and other matters for which Stewart Title Guaranty Company has committed to insure Grantee against loss or damage forthwith.

STEWART TITLE COMPANY 2055 W. Army Trail Road, Suite 110 Addison, IL 60101 630-889-4000 SY SY SNOJ

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In Witness Whereof, Grantor has caused its name to be signed to these presents by its authorized agent on this \_\_\_\_ day of \_\_\_\_\_, 20 10. WALTON ON THE PARK SOUTH LLC, City of Chicago Real Estate an Illinois limited liability company Dept. of Revenue Transfer 601984 Stamp EDC Walton on the Park, LLC, By: 6/15/2010 14:39 \$6,693.75 an Illinois limited liability company dr00764 Batch 1,277,088 a Member-Manager EDC Walton and Dearborn, LLC By: an Illinois limited liability company Managing Member Its: EDC Management, Inc., By: COOK COUNTY REAL ESTATE 0000048489 an Illinois corporation TRANSFER TAX Manager Its: JUN. 18. 10 0031875 By: Rozand B. Shipka, Jr. C004 C0 FP 102810 resident State of Illinois ) ss. County of Cook

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, Ronald Shipka, Jr., in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his free and voluntary act, in the capacity noted above, for the uses and purposes therein set forth.

Given under my hand and official seal, this day of who will be done of the control of the contro

Pamela Hill
Notary Public, State of Illinois
My Commission Expires January 28, 2914
This Instrument was prepared by

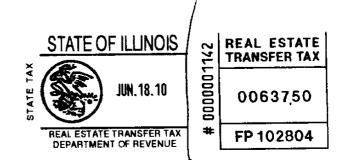
Notary Public

Brown, Udell, Pomerantz & Delrahim, 1332 N. Halsted St. Suite 100, Chicago, IL, 60642.

After recording mail to:

Julie L. Galassini, Esq. 311 Whytecate Ct D Lake Forest, Illinois 60045 Send subsequent tax bills to:

Shan M. Weinberg 2 West Delaware Place Unit 808 Chicago, Illinois 60610



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### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 808 and GU-236 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE WALTON ON THE PARK SOUTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 1014716029, IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4 AND IN THE SOUTH FRACTIONAL HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGIT TO THE USE OF STORAGE SPACE S-27, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT WIMBER 1014716029.

GRANTOR ALSO HEREBY GRANT'S TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED MAY 27, 2010, AS DOCUMENT NUMBER 1014716029 FOR THE BENEFIT IF SAID LAND, AND GRANTOR HEREBY RESERVES TO ITSELF. ITS SUCCESSORS, HEIRS OR ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND SET FORTH THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

COMMONLY KNOWN AS: 2 West Delaware Place, Unit 808/GU-236/S-27, Chicago, Illinois 60610

PIN: 17-04-435-003-0000; 17-04-435-004-0000; 17-04-435-022-0000; 17-04-435-023-0000; 17-04-435-024-0000; 17-04-435-025-0000 (affects underlying land and other property)