

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

6/15/12

**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: Jeffrey T. Kubes and Deb C. Kubes, husband and wife as tenants by the entirety, with an address of 43 Oak Bluff Court, Naperville, IL. 60565 ("Grantee"), the following described real estate situated in the County of Cook, State of Illinois, to wit:



Doc#: 1020211117 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/21/2010 11:40 AM Pg: 1 of 3

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 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)

Address of Real Estate: 2 West Delaware Place, Unit 1307/GU-98/S-63, Chicago, Illinois 60610

(above space for recorder only)

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments 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.

S   ✓    
P   3    
S   7    
SC   ✓    
INT   ✓  

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

# UNOFFICIAL COPY

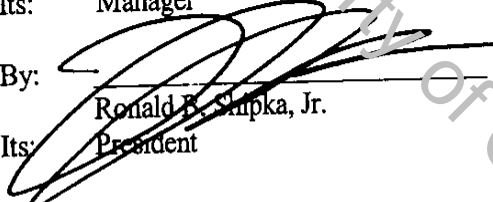
In Witness Whereof, Grantor has caused its name to be signed to these presents by its authorized agent on this 12 day of July, 2010.

**WALTON ON THE PARK SOUTH LLC,**  
an Illinois limited liability company

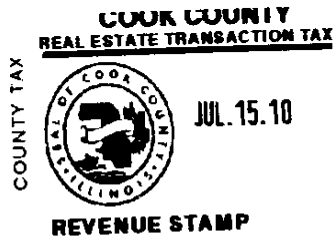
By: EDC Walton on the Park, LLC,  
an Illinois limited liability company  
a Member-Manager

By: EDC Walton and Dearborn, LLC  
an Illinois limited liability company  
Its: Managing Member

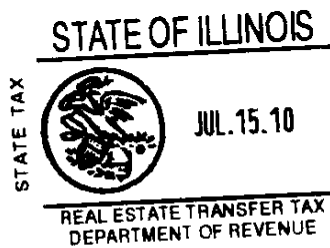
By: EDC Management, Inc.,  
an Illinois corporation  
Its: Manager

By:   
Ronald B. Shipka, Jr.  
Its: President

State of Illinois )  
                          ) ss.  
County of Cook )



|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 0049625                     |
| FP 102810                   |




|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 0099250                     |
| FP 102804                   |

# 0000048687  
# 000001337

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 12 day of July, 2010.



  
Notary Public

This instrument was prepared by:  
Brown, Udell, Pomerantz & Delrahim, 1332 N. Halsted St. Suite 100, Chicago, IL, 60642.

After recording mail to:  
JEFF KUBES  
2 W. DELAWARE PLACE  
UNIT 1307  
CHICAGO, IL 60610

Send subsequent tax bills to:  
JEFF KUBES  
2 W. DELAWARE PLACE  
UNIT 1307  
CHICAGO, IL  
60610

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 1307 and GU-98 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 RIGHT TO THE USE OF STORAGE SPACE S-63, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NUMBER 1014716029.

GRANTOR ALSO HEREBY GRANTS 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 OF 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.

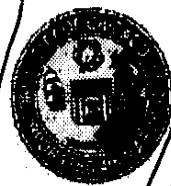
THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

COMMONLY KNOWN AS: 2 West Delaware Place, Unit 1307/GU-98/S-63, 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)

City of Chicago  
Dept. of Revenue  
603171

7/14/2010 10:29  
dr00764



Real Estate  
Transfer  
Stamp  
\$10,421.25

Batch 1,492,705