

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

6014325 1/1

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: Guy R. Wiebking, and Sharon R. Wiebking, as Husband and Wife, as Tenants by the Entirety, with an address of 55 W. Delaware Place, Chicago, IL 60610 ("Grantee"), the following described real estate situated in the County of Cook, State of Illinois, to wit:



Doc#: 1020211121 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/21/2010 11:45 AM Pg: 1 of 3

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-04-425-030-0000; (affects the underlying land)

Address of Real Estate: 2 West Delaware Place, Unit 1205, 1206/GU-144, GU-145/S-55, Chicago, Illinois 60610

(above space for recorder only)

2nd installment 2009
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 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 ~~Mercury~~ Stewart Title Company has committed to insure Grantee against loss or damage forthwith.

City of Chicago
Dept. of Revenue
603061

7/21/2010 9:36
dr00764



Real Estate
Transfer
Stamp
\$14,353.50

Batch 1,471,727

S Y
P 3
S 2
SC Y
INT X

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 1 day of July, 2010.

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

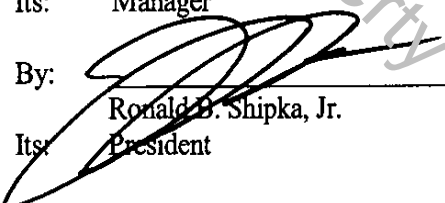
By: EDC Walton on the Park, LLC,
an Illinois limited liability company
a Member-Manager

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

Its: Managing Member

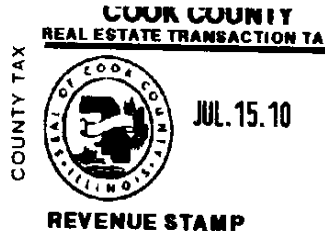
By: EDC Management, Inc.,
an Illinois corporation

Its: Manager

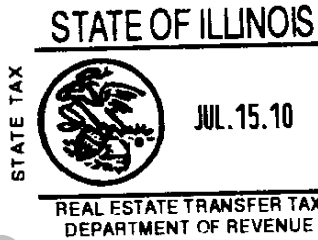
By: 
Ronald B. Shipka, Jr.

Its: President

State of Illinois)
) ss.
County of Cook)



# 0000048682	REAL ESTATE TRANSFER TAX
	0068350
	FP 102810



# 0000001335	REAL ESTATE TRANSFER TAX
	01367.00
	FP 102804

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 1 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:

WOIS KULINSKY, ESQ.
395 E. DUNDEE RD. #200
WHEELING, IL 60090

Send subsequent tax bills to:

GUY & SHARON WIEBKING
2 WEST DELAWARE PLACE
UNITS 1205 & 1206
CHGO, IL 60610

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1205, 1206 and GU-144, GU-145 IN THE WALTON ON THE PARK SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 5 IN WALTON ON THE PARK SUBDIVISION RECORDED SEPTEMBER 10, 2008 AS DOCUMENT 0825418053 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; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1014716029AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-55, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 1014716029.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED 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 1205, 1206/GU-144, GU-145/S-55, Chicago, Illinois 60610 .

PIN: 17-04-435-030-0000; (affects the underlying land)

17.04.435.003

17.04.435.004

17.04.435.022

17.04.435.023

17.04.435.024

17.04.435.025