UNOFFICIAL COPY

SPECIAL WARRANTY DEED

6114610112

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, BARCAINS AND SELLS to: Gene & Ellen Rontal, Husband and Wife as Tenants by the Entirety, with an address of 3774 Wabeek Lake Drive, West, Bloomfield Hills, At 48302 ("Grantee"), the following described real cutate situated in the County of Cook, State of Illin is, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-94-435-003-0000; 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 1002 & 1003/GU-122, GU-123, GU-124/S-37, 169 Chicago, Illinois 60610

:

Doc#: 1019712078 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds
Date: 07/16/2010 10:30 AM Pg: 1 of 3



Doc#: 1027444090 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 10/01/2010 02:39 PM Pg: 1 of 3

(above space for recorder only)

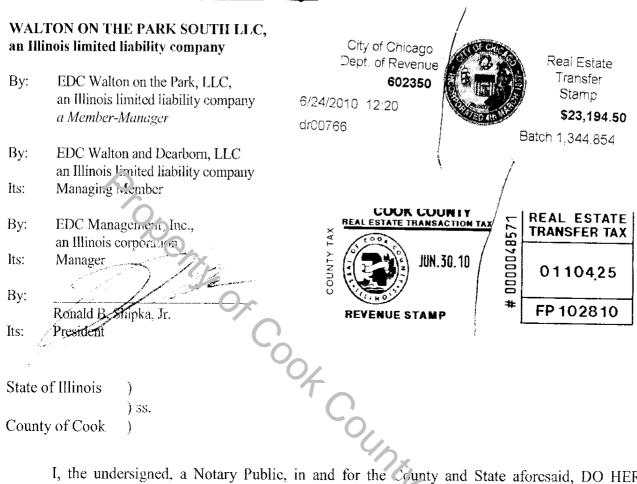
SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and 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.

STEWART TITLE COMPANY 2055 W. Army Trail Road, Suite 110 Addison, IL 60101 630-889-4000 the seed is being the second of the Change Storage Space

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In Witness Whereof, Grantor has caused its name to be signed to these presents by its authorized agent on this 22nd day of 000.



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 27nd day of 000.

JUDY MASON
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 08/31/2012
This Instrument

This Instrument was prepared by:

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

After recording mail to:

Send subsequent tax bills to:

EOGENE RONTAL, MY

A WOST DELAWAGE PLACE

UNIT 1002

CITICAGO, FL 60610

SEND STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

* FP 102804

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1002 & 1003 and GU-122, GU-123, GU-124 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 MERUDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-3Z, 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 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 1002 & 1003/GU-122, GU-123, GU-124/S-52, Chicago, Illinois 60610.

PIN: 17-04-435-003-0000; 17-04-435-004-0000; 17-04-435-022-0000; 17-04-43; -023-0000; 17-04-435-024-0000; 17-04-435-025-0000 (affects underlying land and other property)