

UNOFFICIAL COPY



Doc#: 1107312111 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/14/2011 11:04 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

C026213 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, does GRANT, BARGAIN AND SELL to: Effie Ying Niu, Hanlin Niu and Lan Zhi Liao, not as tenants in common but as joint tenants with rights of survivorship, with an address of 111 W. Maple Street, Unit 1606, Chicago, IL 60610 ("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): 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 1106/GU-146/S-48, 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, including without limitation: the Declaration of Easements for Access, Construction, Encroachments and Shared Facilities: Walton on the Park North and Walton on the Park South; the Easement Agreement in favor of the Scottish Rite Cathedral property, the Declaration of Covenants, Conditions, Restrictions and Easements: Reciprocal Easement Agreement; (5) encroachments, covenants, conditions, restrictions, and agreements of record, including without limitation the easements noted above; provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the dwelling unit as a residential condominium; (6) the Declaration of Condominium for the 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), and other project documents, and any amendments and exhibits thereto; (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 West Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

S Y
P 3
S N
SC Y
INT AB

UNOFFICIAL COPY

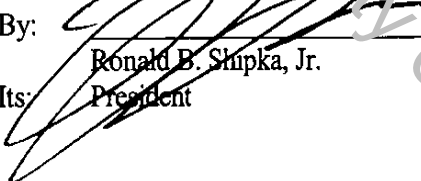
In Witness Whereof, Grantor has caused its name to be signed to these presents by its authorized agent on this 25 day of February 2011

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

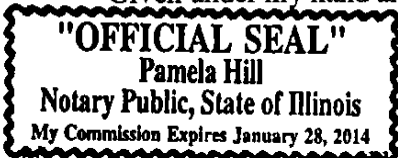
By: EDC Management, Inc.,
an Illinois corporation
Its: Manager

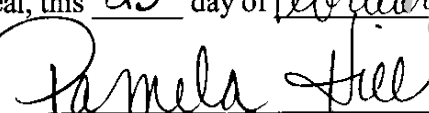
By: 
Ronald B. Shipka, Jr.
Its: President

State of Illinois)
) ss.
County of Cook)

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 25 day of February 2011.






Notary Public

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

COUNTY TAX # 0000000283	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000002433	REAL ESTATE TRANSFER TAX
	 MAR.-7.11 REVENUE STAMP		0034250
			FP 102810

STATE TAX # 0000002433	STATE OF ILLINOIS REAL ESTATE TRANSFER TAX	# 0000002433	REAL ESTATE TRANSFER TAX
	 MAR.-7.11 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		0068500
			FP 102804

After recording mail to:
Jonathan Aven
180N Michigan 2105
Chicago IL 60601

Send subsequent tax bills to:
Effe Ni
2 W Delaware Pl. 1106
Chicago IL 60610

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1106 and GU-146 IN THE WALTON ON THE PARK SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THAT PORTION OF 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 DESCRIBED UPON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1014716029 AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. [THE DESCRIBED PARCEL 1 IS ALSO KNOWN AS LOT 1 IN THE WALTON ON THE PARK SOUTH SUBDIVISION.]

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-48, 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 1106/GU-146/S-48, 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

609622

3/2/2011 12:24

dr00764



Real Estate
Transfer
Stamp

\$7,192.50

Batch 2,508,520