

# UNOFFICIAL COPY

01146-2084

**THIS DOCUMENT WAS PREPARED BY:**

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**AFTER RECORDING, RETURN TO:**

~~Jay Collins, Esq.~~  
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~~1300 W. Belmont Avenue~~  
~~Suite 113~~  
~~Chicago, IL 60657~~

Pamela, Paul and Sarah Watson  
2300 N. COMMONWEALTH AVE  
UNIT 70  
CHICAGO, IL 60614



1233233079

Doc#: 1233233079 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/27/2012 10:29 AM Pg: 1 of 4

**WARRANTY DEED**

THIS INDENTURE is made as of this 25th day of October, 2012 by and between Jonathan W. McCulloch, an unmarried man, having a mailing address of 1307 W. Wrightwood, Unit 203, Chicago, Illinois 60614 and Matthew J. McCulloch, a married man ("Grantor"), having a mailing address of 1629 K Street NW, Suite 800, Washington, DC 20006 and Pamela Watson, Paul Watson and Sarah Watson, as joint tenants, ("Grantee"), having a mailing address of 11954 DAVIDS LANE, ORLAND PARK, IL  
(Street Address) (City) (State)

60467  
(Zip Code)

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto provided they do not affect the Buyer's right to the use and quiet enjoyment of the Unit as a residential condominium

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

**STEWART TITLE COMPANY**  
2055 West Army Trail Road, Suite 110  
Addicks, IL 60101  
630-889-4880

SIGNATURE PAGE FOLLOWS

S  
P  
S  
SC  
INTL

REAL ESTATE TRANSFER

11/05/2012



CHICAGO: \$1,638.75  
CTA: \$655.50  
TOTAL: \$2,294.25



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## EXHIBIT A

### LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 7D, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 2300 COMMONWEALTH CONDOMINIUM, AS DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 7, 2005 AS DOCUMENT NUMBER 0531110317, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE USE FOR THEIR INTENDED PURPOSE OF ALL FACILITIES EXISTING AT THE DATE OF SAID SUPPLEMENT LOCATED IN APARTMENT BUILDING PARCEL AND CONNECTED TO FACILITIES LOCATED IN THE SHOPPING CENTER PARCEL, AND LOCATED IN THE SHOPPING CENTER PARCEL AND CONNECTED TO FACILITIES LOCATED IN THE APARTMENT BUILDING PARCEL, RESPECTIVELY, AS CONTAINED IN THE SUPPLEMENT TO THE AMENDED AND RESTATED EASEMENT AGREEMENT RECORDED NOVEMBER 22, 1991 AS DOCUMENT NUMBER 91616961.

**PARCEL 3:**

EASEMENT RIGHTS APPURTENANT TO PARCEL 1 FOR THE USE OF PARKING SPACE P-30 AND S-53, LIMITED COMMON ELEMENTS AS DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 7, 2005 AS DOCUMENT NUMBER 0531110317, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 14-33-200-017-1064

**COMMON ADDRESS:** 2300 N. Commonwealth Avenue, Unit 7D  
Chicago, IL 60614

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## EXHIBIT B

### EXCEPTIONS TO TITLE

1. Real estate taxes for 2012 and subsequent years.
2. Terms, conditions and provisions contained in Declaration of Easements and Covenants for signs and floodlights recorded January 9, 1957 as document 17106265.
3. Terms, conditions and provisions contained in Second Declaration of Easements and Covenants for parking and delivery purposes recorded January 9, 1957 as document 17106266.
4. Terms, conditions, easements and provisions contained in Amended and Restated Easement Agreement recorded November 27, 1989 as document 89544441 and re-recorded November 27, 1989 as document 89563481 and Supplement to Amended and Restated Easement Agreement recorded November 22, 1991 as document number 91616961.
5. Easement recorded August 13, 1990 as document number 90392544 in favor of Commonwealth Edison Company, its successors and/or assigns, for pole lines, conduits and incidental purposes, over, upon and under the land described therein.
7. (a) Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded November 07, 2005 as Document Number 0531110317, as amended from time to time.  
  
(b) Provisions, limitations and conditions as imposed by the "Condominium Property Act".
8. Rights of the adjoining owners to the concurrent use of the easement described in Parcel 2.