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THIS DOCUMENT WAS PREPARED BY:

Jeremy E. Reis, Esq. RUTTENBERG & RUTTENBERG 833 N. Orleans Street, Suite 400 Chicago, IL 60610

AFTER RECORDING, RETURN TO:

Jay Collins, Esq.

COLLINS & BURTON, LTP.

1300 W. Belmont Avenue
Suite 113

Chicago, IL 60057
Pamela, Paul aud Scrob Wodon
2300 N. Commonwealth Auf
Unit 70
CHICAGO, IL 60614



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 1629 K Street Address) (City) (State)

(204/2 / (Zip Code)

WITNESSETH, that Grantor, for and in consideration of Ten Pollars (\$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 Grantes forever.

STEWART TITLE COMPANY 2055 West Army Trail Road, Suite 110 Addison; IL 60:101 630-889-4600

SIGNATURE PAGE FOLLOWS

S P S S S S S INT

 CHICAGO:
 \$1,638.75

 CTA:
 \$655.50

 TOTAL:
 \$2,294.25

14-33-200-017-1064 | 20121001604763 | RTW377

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this day of October, 2012.

Jonathan W. McCulloch

Matthew J. McCulloch

State of Illinois

) 3S

County of Cook

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jonathan W. McCulloch and Matthew J. McCulloch, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered this instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this ランテナ day of October, 2012.

Pauleth J. W. toek

Notary

Commission Expires: 11 130/3014

Official Seal

CFFICIAL SEAL
PAU LITTE J. WITSCHI
Notary Public - State of Illimols
My Commission Expir is Nov 30, 2014

Send Subsequent Tax Bills To:

Pamela, Paul and Sarah Watson

Name

2300 N. Commonwealth Avenue, Unit 7D

(Address)

Chicago, Illinois 60614

(City, State, Zip)

REAL ESTATE TRANSFER

COOK

ILLINOIS: TOTAL: \$109.25 \$218.50 \$327.75

11/06/2012

14-33-200-017-1064 | 20121001604763 | SN5NYR

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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 053 1 0317, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MESID, AN, 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 CONNECTED TO FACILITIES 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, exsements 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, it 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 Condorninium 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.