

UNOFFICIAL COPY



Doc#: 1408639080 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/27/2014 02:12 PM Pg: 1 of 6

**THIS DOCUMENT WAS
PREPARED BY:**

Barack Ferrazzano Kirschbaum &
Nagelberg LLP
200 West Madison Street, Suite 3900
Chicago, Illinois 60606
Attn: Alexander Roitman, Esq.

AFTER RECORDING, MAIL TO:

DLA Piper LLP
203 N. LaSalle St
Suite 1900
Chicago, IL 60602
Attn: Merle Cowin

This space is for RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THAT, **DELAWARE COMMUNITY ASSOCIATION LLC**, a Michigan limited liability company ("**Grantor**"), whose mailing address is P.O. Box 116, Mason, MI 48854, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid to the undersigned by **2 W DELAWARE COMMERCIAL PARKING, LLC**, a Delaware limited liability company ("**Grantee**"), whose mailing address is c/o Crescent Heights Group, 2200 Biscayne Blvd., 6th Floor, Miami, FL 33137, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, BARGAINED, SOLD, AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, ALIEN, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described in **EXHIBIT A** attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "**Property**"); subject, however, to those matters described in **EXHIBIT B** attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming; or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

Commonly Known As: 2 West Delaware Place, Chicago, IL 60610

Property Index Number: 17-04-435-032-0000

[EXECUTION PAGE FOLLOWS]

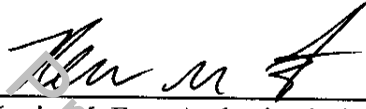
606 16

UNOFFICIAL COPY

EXECUTED as of this 21st day of March, 2014.

GRANTOR:

DELAWARE COMMUNITY ASSOCIATION LLC,
a Michigan limited liability company

By: 
Kevin M. Fox, Authorized Signatory

Property of Cook County Clerk's Office

UNOFFICIAL COPY

ACKNOWLEDGMENTS

STATE OF ILLINOIS) MICHIGAN
) SS.
 COUNTY OF COOK) INGHAM

I, Diana C. Vanderwall, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Kevin M. Fox, the Authorized Signatory of Delaware Community Association LLC, a Michigan limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act.

GIVEN under my hand and notarial seal this 21st day of March, 2014

DIANA C. VANDERWALL
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF INGHAM
 MY COMMISSION EXPIRES Aug 8, 2018
 ACTING IN COUNTY OF INGHAM

Diana C. Vanderwall
 Notary Public

My commission expires: Aug 8, 2018

Send Future Tax Bills To:

2 W Delaware Commercial Parking, LLC
 2 West Delaware Place
 Management Office
 Chicago, IL 60610

REAL ESTATE TRANSFER 03/26/2014



COOK \$1,750.00
ILLINOIS: \$3,500.00
TOTAL: \$5,250.00

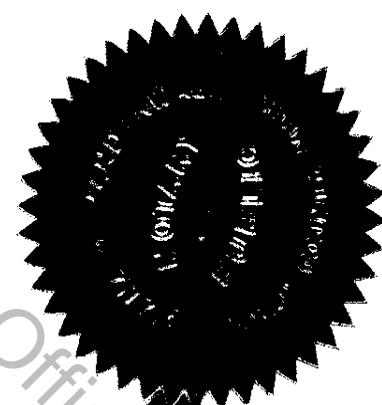
17-04-435-032-0000 | 20140201604004 | FH4FNT

REAL ESTATE TRANSFER 03/26/2014



CHICAGO: \$26,250.00
CTA: \$10,500.00
TOTAL: \$36,750.00

17-04-435-032-0000 | 20140201604004 | 2SDEU7



UNOFFICIAL COPY

EXHIBIT A

Legal Description

LOT 3 IN WALTON ON THE PARK SOUTH SUBDIVISION RECORDED JULY 27, 2010 AS DOCUMENT NUMBER 1020834063, A RESUBDIVISION OF LOT 5 OF WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NO, 0825418053, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4 AND IN THE SOUTH FRACTIONAL 1/2 OF SECTION 3, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: a portion of the parking area of 2 West Delaware Place, Chicago, Illinois

P.I.N.: 17-04-435-032-0000

UNOFFICIAL COPY

EXHIBIT B

Permitted Exceptions

1. General Real Estate Taxes for year 2013 (final installment), 2014 and subsequent years which are a lien but not yet ascertainable or payable.
2. The land lies within the boundaries of a Special Service Area as disclosed by Ordinance recorded as Document Number 91075841 and is subject to additional taxes under the terms of said Ordinance and subsequent related Ordinances not yet due or payable.
3. Covenant recorded September 24, 2008 as document number 0826822097.
4. Agreement regarding a floor area bonus to benefit (the Former) Unity building within the Washington Square District recorded November 04, 2008 as document number 0830945013.

Rerecorded and superceded by document no. 1001410032

5. Grants of Easements: Temporary Construction Easements and Easements for Permanent encroachments recorded March 19, 2009 as document number 0907822024.
6. Grant of Easements: Access over Waiton on the Park South recorded March 19, 2009 as document number 0907822025.
7. Grant of Easements: temporary construction easements and Easements for permanent encroachments recorded March 19, 2009 as document number 0907822026.
8. Declaration of reserved rights over the Mansion Parcels recorded March 19, 2009 as document number 0907822029.

UNOFFICIAL COPY

9. Declaration of Easements for mutual encroachments and maintenance of facilities:

Walton Mansions and Walton South recorded March 19, 2009 as document number 0907822030.

10. Certificate of completion of preservation work recorded January 14, 2010 as document number 1001410033.

11. Declaration recorded May 27, 2010 as document number 1014716028.

12. Terms, provisions, covenants, conditions, restrictions and options contained in and easements, rights and obligations created by Declaration of Condominium recorded as document number 1014716029 as amended by document numbers 1020039084, 1023010047 and any amendments thereto.

Amendment to Declaration of Condominium Pursuant to the Condominium Property Act for Walton on the Park South Condominiums recorded October 17, 2011 as document no. 1129029068.

Limitations and conditions imposed by the "Condominium Property Acts."

13. Declaration recorded May 11, 2010 as document number 1013118085 and the terms and conditions thereof.

14. Easement Agreement recorded May 13, 2010 as document number 1013118086.

15. Building Lines, Covenants, Conditions and Restrictions and Easements as contained in Plat of Subdivision recorded July 27, 2010 as document number 1020834063.