



Doc#: 1512041145 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/30/2015 03:24 PM Pg: 1 of 5

This instrument prepared:

Merle Teitelbaum Cowin, Esq.
DLA Piper LLP (US)
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601-1293

After recording return to and mail
subsequent tax bills to:

9 West Walton
Condominium Developer LLC
908 N. Halsted Street
Chicago, IL 60642

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 30th day of April, 2015, by **1 W Walton, LLC**, a Delaware limited liability company, having an address at 2200 Biscayne Boulevard, Miami, Florida 33137 ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does hereby REMISE, RELEASE, ALIENATE AND CONVEY to **9 West Walton Condominium Developer LLC**, a Delaware limited liability company, having an address of 908 North Halsted, Chicago, Illinois 60642 ("Grantee"), forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging thereunto, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as described above, with all the appurtenances, unto Grantee, forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors and assigns that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein expressly recited; and that it is lawfully seized of said real estate in fee simple; and that it has good right and lawful authority to sell and convey said real estate; and that it **WILL WARRANT AND DEFEND**, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters listed on Exhibit B attached hereto and made a part hereof.

CCRD REVIEWER _____

8977723
5 of 9
First American Title Order # NCS675515 AP

UNOFFICIAL COPY


IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the date first above written.



1 W WALTON, LLC, a Delaware limited liability company

By: **1 W Walton Holdings, LLC**,
a Delaware limited liability company,
its Manager and Member

By: 
Name: **Michael Sheitelman**
Title: **Vice President**

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		30-Apr-2015
	CHICAGO:	521,812.50
	CTA:	208,725.00
	TOTAL:	730,537.50
17-04-435-031-0000 20150401678937 0-208-024-960		

REAL ESTATE TRANSFER TAX		30-Apr-2015
	COUNTY:	34,787.50
	ILLINOIS:	66,575.00
	TOTAL:	101,362.50
17-04-435-031-0000 20150401678937 0-706-065-792		

UNOFFICIAL COPY

STATE OF FLORID)
) SS.
COUNTY OF Miami-Dade)

I, Gladys Marrero, a Notary Public in and for said County in the State aforesaid, do hereby certify that Michael Sheitelman, the Vice President of 1 W Walton Holdings, LLC, a Delaware limited liability company and the sole Manager and Member of 1 W Walton, LLC, a Delaware limited liability company, 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 such instrument as his own free and voluntary act and as the free and voluntary act of each said limited liability company, for the uses and purposes set forth therein.

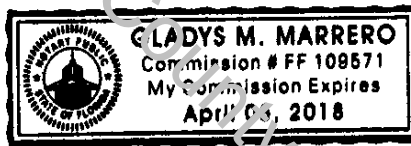
GIVEN under my hand and notarial seal this 24th day of April, 2015.



Notary Public

My Commission expires:

April 3, 2018



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Permanent Index Number: 17-04-435-031-0000

Commonly known as: 9 West Walton Street, Chicago, Illinois

PARCEL 1:

LOT 6 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NUMBER 0825418053, BEING A RESUBDIVISION OF LOTS 1 TO 9, INCLUSIVE, IN E. H. SHELDON'S SUBDIVISION OF BLOCK B OF SHELDON AND RUMSEY'S RESUBDIVISION OF THE NORTH 1/2 OF BLOCK 8 AND ALL OF BLOCK 9 IN BUSHNELL'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOGETHER WITH LOTS 1 TO 8, INCLUSIVE, IN HENRY STRONG'S SUBDIVISION OF LOTS 10 TO 16 IN E. H. SHELDON'S SUBDIVISION OF BLOCK B AFORESAID AND THAT PART OF BLOCK 11 (EXCEPT THE NORTH 100 FEET THEREOF) IN CANAL TRUSTEE'S SUBDIVISION OF 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.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, CONSTRUCTION, ENCROACHMENT, INSTALLATION AND MAINTENANCE OF CONNECTION DEVICES, AS DESCRIBED IN DECLARATION OF EASEMENTS FOR ACCESS, CONSTRUCTION, ENCROACHMENTS AND SHARED FACILITIES, RECORDED MAY 11, 2010 AS DOCUMENT NUMBER 1013118085, AS AMENDED BY FIRST AMENDMENT RECORDED 4.30, 2015 AS DOCUMENT NUMBER 151204114 ADDING PERPETUAL NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER AND UPON AND ACROSS A PORTION OF THE WALTON SOUTH GARAGE PARCEL: TO UTILIZE GARAGE RAMPS AND DRIVE AISLES; TO INSTALL, MAINTAIN AND REPAIR, FIRE DOORS; TO INSTALL, MAINTAIN AND REPAIR EQUIPMENT AND SENSORS; STRUCTURAL SUPPORT AND SHARED SUPPORT FACILITIES; TEMPORARY CONSTRUCTION INSTALLATIONS; AND TEMPORARY EASEMENT FOR INSTALLATION AND CONSTRUCTION OF VEHICULAR GARAGE ACCESS IMPROVEMENTS.

PARCEL 3:

NON-EXCLUSIVE TEMPORARY CONSTRUCTION CRANE SWING EASEMENT AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENTS: TEMPORARY CONSTRUCTIONS EASEMENTS AND EASEMENTS FOR PERMANENT ENCROACHMENTS RECORDED MARCH 19, 2009 AS DOCUMENT 0907822026.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR PERMANENT ENCROACHMENT OF SUBSURFACE FACILITIES AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENTS TEMPORARY CONSTRUCTIONS EASEMENTS AND EASEMENTS FOR PERMANENT ENCROACHMENTS RECORDED MARCH 19, 2009 AS DOCUMENT 0907822026.

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for the year 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. 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 superseded by document no. 1001410032 (Affects land and other property)

4. Declaration of reserved rights over the Mansion Parcels recorded March 19, 2009 as document number 0907822029.

Assignment and Assumption of Zoning Rights recorded March 27, 2014 as document no. 1408639084.

(Affects land and other property)

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

(Affects land and other property)

6. Declaration recorded May 11, 2010 as document number 1013118085, as amended by First Amendment to Declaration recorded 4-30, 2015 as document number 1512041145, and the terms and conditions thereof.

7. Easement Agreement dated December 21, 2010 and recorded January 3, 2011 as document number 1100329094, made by and between Walton on the Park North, LLC, an Illinois limited liability company, and SR Cathedral, LLC, an Illinois limited liability company.