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Prepared by and return to:

Freeborn & Peters LLP
311 South Wacker Drive, Suite 3000
Chicago, IL 60606
Attn: Chad J. Richman

Doc# 1817616082 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/25/2018 02:55 PM PG: 1 OF 4

Mail tax bills to:

SSO WALTON LLC
4205 W. Irving Park Rd.
First Floor
Chicago, IL 60641

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 12th day of June, 2018, by **2 W DELAWARE COMMERCIAL PARKING, LLC**, a Delaware limited liability company, having an address of c/o Crescent Heights, 2200 Biscayne Blvd., Miami, FL 33137, party of the first part, and **SSO WALTON LLC**, an Illinois limited liability company, having an address of 4205 W. Irving Park Road, Chicago, IL 60641, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does CONVEY AND WARRANT unto the party of the second part, and to their successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART OF HEREOF.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their successors and assigns, that it WILL WARRANT AND FOREVER DEFEND the title to said premises against the lawful claims of all persons claiming by, through or under it but not further or otherwise, subject to: SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

CCRD REVIEW

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

REAL ESTATE TRANSFER TAX		25-Jun-2018
	COUNTY:	437.50
	ILLINOIS:	875.00
	TOTAL:	1,312.50

17-04-435-032-0000 | 20180601696260 | 0-500-915-488

REAL ESTATE TRANSFER TAX		25-Jun-2018
	CHICAGO:	6,562.50
	CTA:	2,625.00
	TOTAL:	9,187.50 *

1 17-04-435-032-0000 | 20180601696260 | 0-939-121-952

* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

GRANTOR:


2 W DELAWARE COMMERCIAL PARKING, LLC,
a Delaware limited liability company

By: [Signature]
Name: Michael Sheitelman
Title: Vice President

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

This instrument was signed and acknowledged before me this 8th day of June, 2018, by Michael Sheitelman, Vice President of **2 W DELAWARE COMMERCIAL PARKING, LLC**, a Delaware limited liability company, on behalf of said limited liability company. Such person is personally known to me or produced _____ as identification.

(SEAL)

 ERICA V CARTER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG187630
Expires 1/29/2022

[Signature]
Notary Public in and for State of FLORIDA
ERICA V. CARTER
Print name of notary
My Commission Expires: 1-29-2022

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Exhibit A to Special Warranty Deed

Legal Description of the Property

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.: 17-04-455-032-0000

Property of Cook County Clerk's Office

[Exhibit A to 2 W Delaware Commercial Parking Deed]

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Exhibit B to Special Warranty Deed

Permitted Exceptions

1. General and special taxes and assessments for 2018 and subsequent years, not yet due and payable.
2. The land lies within the boundaries of a Special Service Area as disclosed by Ordinance recorded as Document No 91075841 and is subject to additional taxes under the terms of said Ordinance and subsequent related Ordinances.
3. Covenant recorded September 24, 2008 as Document No 0826822097.
4. Grant of Easements: Access over Walton on the Park South recorded March 19, 2009 as Document No 0907822025
5. Grant of Easements: temporary construction easements and Easements for permanent encroachments recorded March 19, 2009 as Document No 0907822026.
6. Declaration of reserved rights over the Mansion Parcels recorded March 19, 2009 as Document No 0907822029.
7. Declaration of Easements for mutual encroachments and maintenance of facilities: Walton Mansions and Walton South recorded March 19, 2009 as Document No 0907822030.
8. Certificate of completion of preservation work recorded January 14, 2010 as Document No 1001410033.
9. Terms, provisions, covenants, conditions, restrictions and easements set forth in Declaration recorded May 27, 2010 as document number 1014716028, as amended by Amendment to Declaration of Covenants, Conditions, Restrictions and Easements: Reciprocal Easement Agreement dated as of March 10, 2016 and recorded March 14, 2016 as Document No. 1607444025.
10. Easements and rights contained in Declaration recorded May 11, 2010 as Document No. 1013118085 and the terms and conditions thereof, as amended by First Amendment recorded April 30, 2015 as Document No. 1512041141 and Second Amendment recorded November 20, 2017 as Document No. 1732429055.
11. Rights and easements established by Easement Agreement recorded May 13, 2010 as Document No. 1013118086.
12. Building lines, covenants, conditions and restrictions and easements as contained in Plat of Subdivision recorded July 27, 2010 as Document No. 1020834063.
13. Survey by Joseph S. Lima, Illinois Professional Land Surveyor of National Survey Service Inc. dated May 18, 2018 based on field work completed April 20, 2018 shows premises and more. As to the parcels described in Schedule A, survey shows no variations or encroachments.