

# UNOFFICIAL COPY

Doc# 1836219036 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/28/2018 09:20 AM Pg: 1 of 3

Dec ID 20181201652252  
ST/CO Stamp 0-908-114-592 ST Tax \$165.50 CO Tax \$82.75  
City Stamp 1-078-896-288 City Tax: \$1,737.75

WARRANTY DEED

FIRST AMERICAN TITLE  
FILE #RIVER-1438

FOR RECORDER'S USE ONLY

**GRANTOR**, Jessica Taylor, a single person, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to the **GRANTEE**, EWFM River City SPE LLC, a Delaware limited liability company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

## LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**PIN:** 17-16-401-017-1033  
**Address of Real Estate:** 800 S. Wells St. Unit 1438, Chicago, IL 60607

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs 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 recited; and that the Grantor will **WARRANT** and **DEFEND** the said Premises, against all persons lawfully claiming, or to claim the same, subject to:

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT-1438 IN THE RIVER CITY PRIVATE RESIDENCES AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCKS 85 AND 86 IN THE SCHOOL SECTION ADDITION TO CHICAGO, BEING A SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE FILLED OLD CHANNEL OF THE SOUTH BRANCH OF THE CHICAGO RIVER,

TAKEN AS A TRACT;  
WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010692223, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCELS AFORESAID AND OTHER PROPERTY AS CREATED BY AMENDED AND RESTATED GRANT AND RESERVATION OF EASEMENTS PERTAINING TO THE PROJECT COMMONLY KNOWN AS RIVER CITY, 800 SOUTH WELLS STREET, CHICAGO ILLINOIS, DATED MARCH 14, 2001 AND RECORDED MARCH 28, 2001 AS DOCUMENT NUMBER 0010245091.

Property of Cook County Clerk's Office