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Doc#: 1836547063 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/31/2018 12:13 PM Pg: 1 of 3

Dec ID 20181201652159
ST/CO Stamp 0-908-838-560 ST Tax \$153.50 CO Tax \$76.75
City Stamp 1-134-585-504 City Tax: \$1,611.75

WARRANTY DEED

FIRST AMERICAN TITLE
TITLE # RIVER-1351

FOR RECORDER'S USE ONLY

GRANTOR, Maria L. Culotta, n/k/a/, Maria L. Sanfratello, a Married 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: **17-16-401-017-1055**
Address of Real Estate: **800 S. Wells St. Unit 1351, 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:

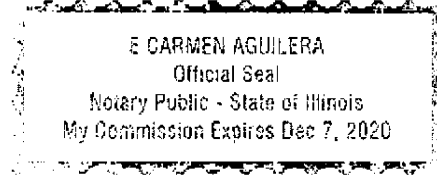
THIS IS NOT A HOMESTEAD PROPERTY

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IN WITNESS WHEREOF, said Grantor(s), as to an undivided 100 percent interest in the Premises have caused their name to be signed to this Warranty Deed to be effective this 21st day of May, 2018

Maria L. Culotta nka Maria L. Sanfratello
Maria L. Culotta, n/k/a, Maria L. Sanfratello



STATE OF IL)
COUNTY OF COOK) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **Maria L. Culotta, n/k/a, Maria L. Sanfratello**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21st day of May, 2018

[Signature]
NOTARY PUBLIC
My commission expires: Dec 7 2020

Prepared By:

MICHAEL E. FORKAN, Esq.
Kovitz Shifrin Nesbit
175 N. Archer
Mundelein, IL 60060

After Recording Mail to:

Bryan J. Segal
200 W. Madison Street, #3900
Chicago, IL 60606

Send Subsequent Tax Bills to:

EWFM RIVER CITY SPE LLC
55 E. Jackson Boulevard, #500
Chicago, Illinois 60604

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1351 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, A IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S1351, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010692223.

PARCEL 3:

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.