

# UNOFFICIAL COPY

Doc#: 1906522046 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/06/2019 11:39 AM Pg: 1 of 3

**WARRANTY DEED**  
STATE OF ILLINOIS

Dec ID 20190201604472  
ST/CO Stamp 0-282-510-752 ST Tax \$1,200.00 CO Tax \$600.00  
City Stamp 1-259-476-384 City Tax: \$12,600.00

Chicago Title Ind  
1965CB17019NA  
(144) CA

*Above Space for Recorder's Use Only*

**THE GRANTOR, TYLER WALTERS, AN UNMARRIED MAN,** OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO **ALEXANDRA E. FRETTER** AS TO AN UNDIVIDED THIRTY THREE AND 1/3 PERCENT INTEREST AS TENANT IN COMMON, **ANDREW O. FRETTER** AS TO AN UNDIVIDED THIRTY THREE AND 1/3 PERCENT INTEREST AS TENANT IN COMMON, AND **CATHERINE C. FRETTER** AS TO AN UNDIVIDED THIRTY THREE AND 1/3 PERCENT INTEREST AS TENANT IN COMMON

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A HERETO.

**PROPERTY ADDRESS: 2 WEST DELAWARE PLACE, UNIT 801, CHICAGO, ILLINOIS 60610-3401**  
**PERMANENT INDEX NUMBER(S): 17-04-435-034-1021; 17-04-435-034-1258; 17-04-435-034-1260**

SUBJECT ONLY TO GENERAL REAL ESTATE TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS; ZONING LAWS AND ORDINANCES; ACTS OF THE GRANTEE AND THOSE PERMITTED EXCEPTIONS SET FORTH ON EXHIBIT B ATTACHED HERETO; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: March 4, 2019

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*[Handwritten Signature]*

(SEAL)

TYLER WALTERS

STATE OF ILLINOIS )  
 ) SS:  
 COUNTY OF COOK

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **TYLER WALTERS**, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME SELLER SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT SELLER SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS SELLER'S FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 4 DAY OF MARCH, 2019.



*[Handwritten Signature]*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

This Instrument was Prepared By:	Send Subsequent Tax Bills to:	After Recording Mail To:
Ryan Law Group, Ltd. 1121 West Wrightwood Chicago, Illinois 60614	Alexandra Fretter 2 W. Delaware Place, Unit 801 Chicago, IL 60610	Alexandra Fretter 2 W. Delaware Place Unit 801 Chicago IL 60610

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## EXHIBIT A

Order No.: 19GSC017019NA

**For APN/Parcel ID(s): 17-04-435-034-1021, 17-04-435-034-1258 and 17-04-435-034-1260**

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PARCEL 1:

UNITS 801 AND GU-58, GU-60 IN THE WALTON ON THE PARK SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THAT PORTION OF LOT 5 IN WALTON ON THE PARK SUBDIVISION RECORDED SEPTEMBER 10, 2008 AS DOCUMENT 0825418053 IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4 AND IN THE SOUTH FRACTIONAL HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED UPON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1014716029 AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-21, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NUMBER 1014716029.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS: RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER 1014716028.