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19NW7137212NB

Ceb 1 of 1

TRUSTEE'S DEED

Doc#: 1909549212 Fee: \$56.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/05/2019 11:17 AM Pg: 1 of 5

MAIL TO:

BUPD, LTD.
225 N. Illinois St. Ste 300
Chicago, IL 60654
Attn: Peter Isaac

Dec ID 20190301635283
ST/CO Stamp 1-371-651-488 ST Tax \$1,284.50 CO Tax \$642.25
City Stamp 0-250-297-760 City Tax: \$13,487.25

NAME & ADDRESS OF TAXPAYER:

AGJ 2WD Owner 1 LLC
clo Real Estate Share Service LLC
5 S. Washington St. Suite 660
Naperville, IL 60540
Attn: Anna Matlwid

THIS INDENTURE WITNESSETH, That the Grantor, **Margaret A. Schell**, as Trustee of the **Margaret Schell Declaration of Trust dated May 6, 2010**, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Conveys and Quit-claims unto **AGJ 2WD Owner 1 LLC**, a ~~Delaware~~ **limited liability company**, the following described real estate in the County of Cook and State of Illinois, to-wit:

Legally described on Exhibit A attached hereto and made a part hereof

Subject to: the matters set forth on Exhibit B attached hereto and made a part hereof.

ALL PROPERTY CONVEYED HEREBY IS CONVEYED "AS-IS, WHERE-IS, WITH ALL FAULTS".

Common Address: 2 W. Delaware Place, Units 2005, 2006 and GU-95, Chicago, IL 60610

Real Estate Tax Permanent Index No.: 17-04-435-034-1121; 17-04-435-034-1122; and 17-04-435-034-1295

TO HAVE AND TO HOLD the said real estate with the appurtenances and for the uses and purposes herein set forth hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In Witness Whereof, the grantor has hereunto set her hand as of this 7 day of March 2019.

GRANTOR:

Margaret A. Schell, as Trustee of the Margaret Schell Declaration of Trust dated May 6, 2010

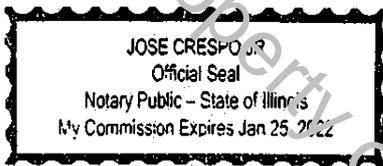
By: Margaret A. Schell
Margaret A. Schell, as Trustee
as aforesaid

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State of Illinois)
County of Cook)

I, JOSE CRESPO SR, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **Margaret A. Schell, as Trustee of the Margaret Schell Declaration of Trust dated May 6, 2010**, personally known to me to be the same person whose name is subscribed to and delivered the said instrument as her free and voluntary act as said trustee, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Given my hand and notarial seal this 7th day of MARCH, 2019.



Jose Crespo Sr
Notary Public
My commission expires: JANUARY 25, 2022

This Instrument was prepared by:

Debra B. Yale, Esq.
630 Dundee Road, Suite 220
Northbrook, Illinois 60062

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 2005, 2006 AND GU-95 IN THE WALTON ON THE PARK SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 5 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NUMBER 0825418053, NOW KNOWN AS LOT 1 IN WALTON ON THE PARK SOUTH SUBDIVISION, RECORDED JULY 27, 2010 AS DOCUMENT 1020834063, A RESUBDIVISION OF LOT 5 IN WALTON ON THE PARK SUBDIVISION 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; WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1014716029, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-71, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY OF THE DECLARATION AFORESAID RECORDED AS DOCUMENT 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.

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17-04-435-034-1295

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Exhibit B Covenants, Restrictions, Easements, Reservations and Other Exceptions

- (i) General real estate taxes not yet due and payable.
- (ii) Special taxes or assessments not yet due and payable and unconfirmed special assessments.
- (iii) Applicable zoning and building laws and ordinances, and any and all of the following documents that are of record: easements, covenants, restrictions, ordinances, planned developments, agreements, conditions and building lines, including without limitation the Special Service Area Ordinance recorded with the Cook County Recorder of Deeds as 91075841 and the terms and conditions of the Residential-Business Planned Development No. 1043, all as may be amended.
- (iv) Any and all encroachments; utility easements; covenants, conditions, restrictions, and building lines of record as of the date hereof; public, private and utility easements (including, without limitation, access easements, reciprocal easements and maintenance agreements, party or adjacent wall agreements and temporary construction easements and any amendments and exhibits thereto, pertaining to or affecting the Walton on the Park development, the underlying land or the building, and components thereof, and including, without limitation the following: Grant of Easements: Access over Walton on the Park South recorded as document number 0907822025, Declaration of reserved rights over the Mansion Parcels recorded as document 0907822029, Declaration of Easements for Mutual Encroachments and Maintenance of Facilities: Walton Mansions and Walton South recorded as document 0907822030, Grant of Easement: Recreational Amenities Access and Use recorded as document 0907322024, Grant of Easement: Temporary Construction Easements recorded as document 0907822026, the Reciprocal Easement Agreement recorded as document 1014716028 as amended by document 1607444025, Declaration of Easements for Access, Construction, Encroachments, and Shared Facilities Walton on the Park North and Walton on the Park South recorded as document 1013118085 and the First Amendment thereto recorded as document 1512041141 and the Second Amendment thereto which is anticipated to be recorded prior to Closing, Easement Agreement recorded as document 1013118086, Sewer Covenant recorded as document 0826822097, and Grant of Easements: Access over Walton on the Park South for the Benefit of 9 W Walton which is anticipated to be recorded subsequent to the date hereof; all as amended from time to time, and including any and all existing licenses, leases and tenancies affecting the common elements of the Property; and any and all other agreements of record, provided that none of such other agreements materially adversely affects Grantee's quiet use and enjoyment of the Unit(s) as a residential or parking condominium unit, as applicable.
- (v) Terms, provisions and conditions of the Condominium Declaration recorded May 27, 2010, as document 1014716029 as amended by First Amendment recorded July 19, 2010 as document 1020039084 and re-recorded August 18, 2010 as Document 1023010047 and Amendment recorded October 17, 2011 as document 1129029068, including all

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additional amendments and exhibits thereto and documents referenced therein (the "Declaration").

- (vi) Assignment and Assumption of Declarant Rights recorded March 27, 2014 as document 1408639083 and Assignment of Declarant's and Developer's Rights recorded March 14, 2016 as document 1607419162, which Assignments may affect any documents of record.
- (vii) Grantee's mortgage, if any.
- (viii) Plats of dedication and plats of subdivision and covenants thereon, if any, including without limitation, Plat of Subdivision recorded July 27, 2010 as document 1020834063.
- (ix) Acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee.
- (x) Liens and other matters of title over which ~~Stewart~~ Title is willing to insure without cost to Grantee.
Chicago
- (xi) Installments due after the date hereof for assessments established under the Declaration.
- (xii) The Illinois Condominium Property Act.
- (xiii) Any provisions of Grantee's agreement with Grantor which, either by their nature or by the express terms of such agreement, survive or are intended to survive the delivery of this deed.