

# UNOFFICIAL COPY

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Doc# 2136119029 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/27/2021 10:57 AM PG: 1 OF 5

Return to and mail tax bills to:  
Meltzer, Purtil & Stelle LLC  
300 South Wacker Drive  
Suite 2300  
Chicago, Illinois 60606  
Attn: Reuben C. Warshawsky

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, made this 23 day of December, 2021, by **SSO WALTON LLC**, an Illinois limited liability company, having an address of 4205 W. Irving Park Road, Chicago, Illinois 60641, party of the first part, and **DELAWARE PLACE PROPERTY HOLDINGS LLC**, a Delaware limited liability company, having an address of 3450 Oakton Street, Skokie, Illinois 60076, 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 its 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, its 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.

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

Old Republic Title  
600 Southwest Highway  
Oak Lawn, IL 60453

MCT 21011433

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## Exhibit A

### 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.: 17-04-435-032-0000

Property of Cook County Clerk's Office

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## **Exhibit B** **Permitted Exceptions**

1. GENERAL REAL ESTATE TAXES AND ASSESSMENTS FOR THE YEAR 2021 NOT YET DUE AND PAYABLE AND SUBSEQUENT YEARS.
  2. MATTERS ARISING OUT OF THE ACTS OR OMISSIONS OF GRANTEE AND THOSE PARTIES CLAIMING BY, THROUGH OR UNDER GRANTEE.
  3. 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.
  4. COVENANT RECORDED SEPTEMBER 24, 2008 AS DOCUMENT NO. 0826822097.
  5. GRANT OF EASEMENTS: ACCESS OVER WALTON ON THE PARK SOUTH RECORDED MARCH 19, 2009 AS DOCUMENT NO. 0907822025.
  6. GRANT OF EASEMENTS: TEMPORARY CONSTRUCTION EASEMENTS AND EASEMENTS FOR PERMANENT ENCROACHMENTS RECORDED MARCH 19, 2009 AS DOCUMENT NO. 0907822026.
  7. DECLARATION OF RESERVED RIGHTS OVER THE MANSION PARCELS RECORDED MARCH 19, 2009 AS DOCUMENT NO. 0907822029.
  8. DECLARATION OF EASEMENTS FOR MUTUAL ENCROACHMENTS AND MAINTENANCE OF FACILITIES: WALTON MANSIONS AND WALTON SOUTH RECORDED MARCH 19, 2009 AS DOCUMENT NO. 0907822030.
- 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 FROM TIME TO TIME.
- 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.
- ASSIGNMENT AND ASSUMPTION OF DECLARANT RIGHTS DATED AS OF JUNE 12, 2018 AND RECORDED JUNE 25, 2018 AS DOCUMENT NO. 1817616083 MADE BY 2 W DELAWARE COMMERCIAL PARKING, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO SSO WALTON LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.
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.

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11. RIGHTS AND EASEMENTS ESTABLISHED BY EASEMENT AGREEMENT RECORDED MAY 13, 2010 AS DOCUMENT NO. 1013118086.
12. ALL LAWS, STATUTES, CODES, ACTS, ORDINANCES, JUDGEMENTS, DECREES, INJUNCTIONS, RULES, REGULATIONS, PERMITS, LICENSES, AUTHORIZATIONS, ORDERS, DIRECTIONS, AND REQUIREMENTS OF ALL FEDERAL, STATE, COUNTY, MUNICIPAL OR OTHER GOVERNMENT DEPARTMENT, ENTITY, AUTHORITY, COMMISSION, BOARD, BUREAU, COURT, AGENCY OR OTHER INSTRUMENTALITY OF THE FORGOING INCLUDING ANY QUASI-GOVERNMENTAL AND/OR REGULATORY BODY, AGENCY, AND/OR AUTHORITY HAVING JURISDICTION OVER THE PROPERTY (INCLUDING ANY BOARD OF FIRE UNDERWRITERS) AFFECTING THE OWNERSHIP, DEVELOPMENT, CONSTRUCTION, USE, OPERATION AND/OR ENJOYMENT OF THE CONVEYED PREMISES.

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