

# UNOFFICIAL COPY

**FIRST AMERICAN TITLE**

**FILE # 3121880 1/1**

Doc#: 2204912380 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/18/2022 01:13 PM Pg: 1 of 3

## GENERAL WARRANTY DEED

THIS INSTRUMENT WAS

PREPARED BY:

James R. Stevens

Saul Ewing Arnstein & Lehr LLP

161 North Clark Street

Suite 4200

Chicago, Illinois 60601

Dec ID 20220201618907

ST/CO Stamp 0-781-248-912 ST Tax \$450.00 CO Tax \$225.00

City Stamp 0-953-248-144 City Tax: \$4,725.00

## GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of this 04 day of February, 2022 by Matthew Fritz ("Grantor"), an unmarried person, having an address of 2 West Delaware Place, Unit 2208, Chicago, Illinois 60610 to AG 2 W. Delaware Acquisition LLC, a Delaware limited liability company, having an address of 2 West Delaware Place, Unit 2008, Chicago, Illinois 60610 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, WARRANT AND CONVEY unto the Grantee, its successors and assigns, FOREVER, all the land, situated in the City of Chicago, County of Cook, State of Illinois legally described on "Exhibit A" attached hereto (hereinafter referred to as the "Premises"):

Common street address:

2 West Delaware Place, Unit(s) 2208 and GU-77, Chicago, Illinois 60610

Parcel Identification Number(s) (PIN):

17-04-435-034-1140, 17-04-435-034-1277

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 Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, except the following title exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2021 and subsequent years which are not yet due and payable; and that subject to such title exceptions, the Grantor will warrant and forever defend the Premises.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to this General Warranty Deed the day and year first above written.

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Grantor:

Matthew Fritz

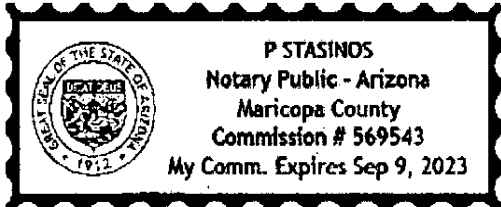
By: Matthew Fritz

STATE OF AZ )  
 )SS:  
COUNTY OF MARICOPA )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Matthew Fritz, personally known to me to be the same person(s) whose name is/are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her/its free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 04 day of February, 2022.

By means of communication technology.



[Signature]  
NOTARY PUBLIC

My commission expires: 9-9-2023

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NOS. 2208 and GU-77 IN WALTON ON-THE PARK SOUTH CONDOMINIUM, AS DELINEATED AND DEFINED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: A PORTION OF LOT 5 IN WALTON ON THE PARK SUBDIVISION, NOW DESCRIBED AS LOT 1 IN WALTON ON THE PARK SOUTH SUBDIVISION, BEING A SUBDIVISION 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, ACCORDING TO THE PLAT THEREOF RECORDED JULY 27, 2010 AS DOCUMENT NO. 1020834063, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 27, 2010 AS DOCUMENT NO. 1014716029, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-136, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NUMBER 1014716029.

### MAIL AFTER RECORDING TO:

Kathryn Kovitz Arnold, Esq.  
 Taft Stettinius & Hollister LLP  
 111 East Wacker Drive  
 Suite 2800  
 Chicago, Illinois 60601

### MAIL TAX BILLS TO:

Kathryn Kovitz Arnold, Esq.  
 Taft Stettinius & Hollister LLP  
 111 East Wacker Drive  
 Suite 2800  
 Chicago, Illinois 60601