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First American Title File #3121815

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Karen A. Yarbrough
Cook County Clerk
Date: 02/18/2022 11:40 AM Pg: 1 of 4

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 20220201616905
ST/CO Stamp 0-335-505-808 ST Tax \$1,160.00 CO Tax \$580.00
City Stamp 0-904-456-592 City Tax: \$12,180.00

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of this 15 day of February, 2022 by Alexandra E. Fretter an unmarried person, of 440 Southfield Road, Birmingham, Michigan 48009, Andrew O. Fretter, an unmarried person, of 1590 West Long Lake, Bloomfield Hills, Michigan 48302, and Catherine C. Fretter now known as Catherine Fretter Olson, married MacGregor Olson, of 2 West Delaware Place, Unit 801, Chicago, Illinois 60610 ("Grantors"), to AG 2 W. Delaware Acquisition LLC, a Delaware limited liability company, having an address of c/o Taft Stettinius & Hollister LLP 111 E. Wacker Drive, Suite 2800, Chicago, IL 60601, Attention: Kathryn Kovitz Arnold ("Grantee").

WITNESSETH, that the Grantors, 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) 801, GU-58 and GU-60, Chicago, Illinois 60610

Parcel Identification Number(s) (PIN):

17-04-435-034-1021, 17-04-435-034-1258, 17-04-435-034-1260

FIRST AMERICAN TITLE
FILE # 3121815

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 Grantors, 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 Grantors will warrant and forever defend the Premises.

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IN WITNESS WHEREOF, said Grantors have caused their names to be signed to this General Warranty Deed the day and year first above written.

Grantors:

Alexandra E. Fretter

By: Alexandra E. Fretter
Alexandra E. Fretter

Andrew O. Fretter

By: Andrew Oliver Fretter
Andrew Oliver Fretter

**Catherine C. Fretter, now known
as Catherine Fretter Olson**

By: Catherine C. Fretter n/k/a Catherine Fretter Olson
Catherine C. Fretter n/k/a Catherine Fretter Olson

WAIVER OF HOMESTEAD:

MacGregor Olson, signing for himself, hereby waives any rights under and by virtue of the Homestead Exemption Laws of the State of Illinois for the properties transferred in this instrument.

MacGregor Olson
MacGregor Olson

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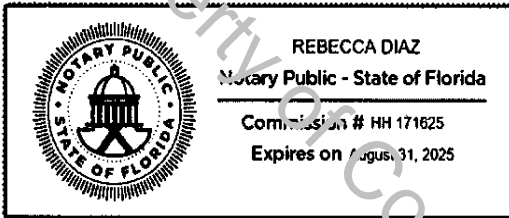
STATE OF Florida)

) SS.

COUNTY OF Hillsborough)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Alexandra E. Fretter, Andrew O. Fretter, Catherine C. Fretter now known as Catherine Fretter Olson, and MacGregor Olson, 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 15th day of February, 2022.



By means of online notarization

Rebecca Diaz

NOTARY PUBLIC

My commission expires: 08/31/2025

Notarized online using audio-video communication

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NOS. 801, GU-58, and GU-60 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-21, 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:

AG 2 W. Delaware Acquisition LLC
c/o Taft Stettinius & Hollister LLP
111 E. Wacker Drive, Suite 2800,
Chicago, IL 60601
Attention: Kathryn Kovitz Arnold