

Doc#. 2204939295 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/18/2022 01:32 PM Pg: 1 of 3

**TRUSTEE'S  
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 20220201618966  
ST/CO Stamp 0-325-806-480 ST Tax \$475.00 CO Tax \$237.50  
City Stamp 2-080-434-576 City Tax: \$4,987.50

**TRUSTEE'S GENERAL WARRANTY DEED**

THIS TRUSTEE'S GENERAL WARRANTY DEED is made as of this 15th day of February, 2022 by Ronald W. Ree, as trustee under the Ronald W. Ree Trust, dated March 28, 2012, as to an undivided 1/2 interest and Donna L. Ree, as trustee under the Donna L. Ree Trust, dated March 28, 2012, as to an undivided 1/2 interest ("Grantors"), both having an address 1335 N. Astor Street, Unit 1C, Chicago, IL 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 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) 3004 and GU-285, Chicago, Illinois 60610

Parcel Identification Number(s) (PIN):  
17-04-435-034-1192, 17-04-435-034-1476

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.

# UNOFFICIAL COPY

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

**Grantors:**

**Ronald W. Ree, as trustee under the Ronald W. Ree Trust, dated March 28, 2012, as to an undivided 1/2 interest**

By: *Ronald W. Ree Trustee*  
Ronald W. Ree, Trustee

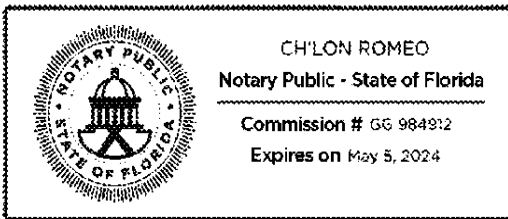
**Donna L. Ree, as trustee under the Donna L. Ree Trust, dated March 28, 2012, as to an undivided 1/2 interest**

By: *Donna L. Ree Trustee*  
Donna L. Ree, Trustee

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 Ronald W. Ree, as trustee under the Ronald W. Ree Trust, dated March 28, 2012, as to an undivided 1/2 interest and, Donna L. Ree, as trustee under the Donna L. Ree Trust, dated March 28, 2012, as to an undivided 1/2 interest, 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. By means of online notarization.

Given under my hand and notarial seal this 15th day of February, 2022.



*Ch'lon Romeo*  
NOTARY PUBLIC

My commission expires: 05/05/2024

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NOS. 3004 and GU-285 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-186, 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