



Doc# 2227741010 Fee \$59.00

GENERAL WARRANTY DEED

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/04/2022 10:57 AM PG: 1 OF 5

THIS INSTRUMENT WAS

PREPARED BY:

James R. Stevens

Saul Ewing Arnstein & Lehr LLP

161 North Clark Street

Suite 4200

Chicago, Illinois 60601

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of this 28 day of September, 2022 by 9 West Walton Condominium Association, an Illinois Corporation ("Grantor"), having an address of 9 W. Walton Street, Chicago, Illinois 60610 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 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, Units GU-225, GU-226, GU-228, GU-229, GU-233, GU-234, GU-241, GU-242, GU-243, GU-244, GU-245, GU-247, GU-248, GU-249, GU-250, GU-251, GU-252, GU-253, GU-254, GU-255, GU-256, GU-257, GU-258, GU-259, GU-260, GU-261, GU-262, GU-263, GU-266, GU-267, GU-268, GU-269, GU-270, GU-271, GU-272, GU-273, GU-274, GU-275, GU-276, GU-277, GU-278, GU-281, GU-282, GU-283, GU-284, GU-287, GU-288, GU-289, GU-290, GU-291, GU-293, GU-295, GU-299, GU-300, GU-301, GU-302, GU-303, GU-304, GU-305, and GU-306, Chicago, Illinois 60610

Parcel Identification Number(s) (PIN):

17-04-435-034-1418, 17-04-435-034-1419, 17-04-435-034-1420, 17-04-435-034-1421, 17-04-435-034-1424, 17-04-435-034-1425, 17-04-435-034-1432, 17-04-435-034-1433, 17-04-435-034-1434, 17-04-435-034-1435, 17-04-435-034-1436, 17-04-435-034-1438, 17-04-435-034-1439, 17-04-435-034-1440, 17-04-435-034-1441, 17-04-435-034-1442, 17-04-435-034-1443, 17-04-435-034-1444, 17-04-435-034-1445, 17-04-435-034-1446, 17-04-435-034-1447, 17-04-435-034-1448, 17-04-435-034-1449, 17-04-435-034-1450, 17-04-435-034-1451, 17-04-435-034-1452, 17-04-435-034-1453, 17-04-435-034-1454, 17-04-435-034-1457, 17-04-435-034-1458, 17-04-435-034-1459, 17-04-435-034-1460, 17-04-435-034-1461, 17-04-435-034-1462, 17-04-435-034-1463, 17-04-435-034-1464, 17-04-435-034-1465, 17-04-435-034-1466, 17-04-435-034-1467, 17-04-435-034-1468, 17-04-435-034-1469, 17-04-435-034-1472, 17-04-435-034-1473, 17-04-435-034-1474, 17-04-435-034-1475, 17-04-435-034-1478, 17-04-435-034-

39873757.1

REAL ESTATE TRANSFER TAX

04-Oct-2022



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

17-04-435-034-1418

|20220701669238 | 0-727-371-344

UNOFFICIAL COPY

1479, 17-04-435-034-1480, 17-04-435-034-1481, 17-04-435-034-1482, 17-04-435-034-1483, 17-04-435-034-1484, 17-04-435-034-1487, 17-04-435-034-1488, 17-04-435-034-1489, 17-04-435-034-1490, 17-04-435-034-1491, 17-04-435-034-1492, 17-04-435-034-1493, and 17-04-435-034-1494

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.

Grantor:

9 West Walton Condominium Association, an Illinois Corporation




By: Vincent DiBenedetto, its President and Authorized Signatory

This document is exempt from real estate transfer taxes under 35 ILCS 200/31-45(5).

Naun Bey agent
Buyer, Seller, Representative

9/30/22
Date

REAL ESTATE TRANSFER TAX	04-Oct-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-04-435-034-1418 | 20220701669238 | 0-439-537-232

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

STATE OF Illinois)

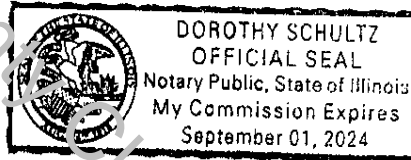
CITY OF Cook) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Vincent DiBenedetto, its President and Authorized Signatory of 9 West Walton Condominium Association, an Illinois Corporation, 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 28 day of September, 2022.

Dorothy Schultz
NOTARY PUBLIC

My commission expires: 09/01/24



UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT NOS. GU-225, GU-226, GU-228, GU-229, GU-233, GU-234, GU-241, GU-242, GU-243, GU-244, GU-245, GU-247, GU-248, GU-249, GU-250, GU-251, GU-252, GU-253, GU-254, GU-255, GU-256, GU-257, GU-258, GU-259, GU-260, GU-261, GU-262, GU-263, GU-266, GU-267, GU-268, GU-269, GU-270, GU-271, GU-272, GU-273, GU-274, GU-275, GU-276, GU-277, GU-278, GU-281, GU-282, GU-283, GU-284, GU-287, GU-288, GU-289, GU-290, GU-291, GU-293, GU-295, GU-299, GU-300, GU-301, GU-302, GU-303, GU-304, GU-305, and GU-306 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 ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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
2 West Delaware Place, Unit 2008
Chicago, Illinois 60610

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or its agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Sept, 28, 2022

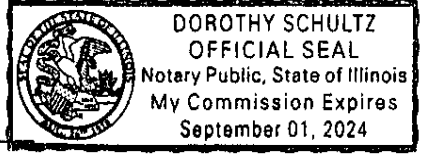
Signature: [Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me by the said Board President

this 28 day of September, 2022

NOTARY PUBLIC Dorothy Schultz



The Grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 9/30/22, 2022

Signature: [Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me by the said Dawn Bragg

this 30th day of September, 2022

NOTARY PUBLIC Tiana Ellis



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

