

UNOFFICIAL COPY

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1999-10-12 13:33:17  
Cook County Recorder 25.00



1061

**SPECIAL WARRANTY DEED**

**THE GRANTOR**

**WALTON ASSOCIATES, L.L.C.,**

a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration in hand paid, **GRANTS, SELLS and CONVEYS** to

Lowell D. Kraff

210 E. Walton, #3N, Chicago, Illinois 60611

the following described Real Estate situated in the County of Cook in the State of Illinois, (Collectively, the "Real Estate") to wit:

**See Exhibit A attached hereto and made a part hereof.**

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described Real Estate, the rights and easements for the benefit of said Property set forth in that certain 180-190 East Walton Garage Declaration of Condominium (the "Declaration"), aforesaid, and Grantor reserves to itself its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

Grantor also hereby grants to the Grantee, its Successors and assigns, as rights and easements appurtenant to the above described Real Estate, the rights and easements for the benefit of said Real Estate set forth in that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements (as described in Exhibit "A" attached hereto), and Grantor reserves to itself, its Successors and assigns, the rights and assessments set forth in said Declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

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 Real Estate, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Real Estate as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Real Estate, it has not done or suffered to be done anything whereby the Real Estate hereby granted are, or may be, in any manner encumbered or charged except for those items listed on Exhibit A attached hereto (the "Permitted Exceptions"); and that, subject to the Permitted Exceptions, the Grantor will warrant and forever defend the Real Estate against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

**MAIL TO:**

Lowell D. Kraff  
(Name)  
210 E. Walton, Unit C  
(Address)  
Chicago, Illinois 60611  
(City, State & Zip)

**SEND SUBSEQUENT TAX BILLS TO:**

Lowell D. Kraff  
210 E. Walton, Unit C  
Chicago, Illinois 60611

FL 9810095

DB

CTI

NO 10/15

3

**BOX 333-CTI**

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager/Member this 15th day of September, 1999.

WALTON ASSOCIATES, L.L.C.

99958579

By:   
Its: Manager/Member

STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, in the County and State aforesaid, DO HEREBY CERTIFY that Bruce C. Abrams, acting in his capacity as Manager of Walton Associates, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed, on behalf of said limited liability company, for the uses and purposes herein set forth.


Given under my hand and official seal, this 15th day of September, 1999.


  
NOTARY PUBLIC


"OFFICIAL SEAL"  
JACALYN M. FINKEL  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 3/7/2000

Commission expires \_\_\_\_\_

This instrument was prepared by Stephen F. Galler, Esq., 350 W. Hubbard, Suite 301, Chicago, IL 60610

COOK CO. NO. 016  
117305  
  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
OCT-7'99 DEPT. OF REVENUE  
P.B. 10776 30.00

143815  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP OCT-5-99  
P.B. 11424  
  
15.00

122129  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE OCT 12 '99  
P.B. 11193  
  
225.00

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## EXHIBIT A TO SPECIAL WARRANTY DEED

99958579

Parking Unit(s) P-83 in the 180-190 East Walton Garage Condominium (the "Parking Condominium"), as delineated on a survey of the following described real estate:

- PARCEL 1: PARKING UNIT(S) P-83 IN THE 180-190 EAST WALTON GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 IN MAYFAIR-REGENT SUBDIVISION BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE IN THE EAST ½ OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96869218 AND AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION RECORDED AS DOCUMENT NUMBER 97036328 AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.
- PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, MAINTENANCE, ENCROACHMENTS, EQUIPMENT AND SUPPORT AS SET FORTH IN THE EASEMENT AGREEMENT RECORDED NOVEMBER 14, 1996 AS DOCUMENT NUMBER 96869215.
- PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 96869215 AND EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DOCUMENT NUMBER 97640251.

This deed is subject to the following permitted exceptions:

- (1) current real estate taxes and taxes for subsequent years not otherwise due and payable at the time of closing;
- (2) the terms and provisions of the Declaration and any permitted amendments thereto;
- (3) the terms and provisions of that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Easements made by Walton Associates, L.L.C. as of September 2, 1997, and any amendments thereto;
- (4) public, private and utility easements, including any easements established by, or implied from, the Declarations and any amendments thereto;
- (5) covenants, conditions and restrictions of record (provided the same do not materially adversely impair the use and enjoyment of the Parking Condominium for parking purposes);
- (6) applicable zoning and building laws, ordinances and restrictions;
- (7) roads and highways, if any;
- (8) limitations and conditions imposed by the Condominium Property Act;
- (9) encroachments, if any, which do not materially adversely impair the use and enjoyment of the Parking Condominium for parking purposes;
- (10) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments;
- (11) installments due after the date of closing for assessments established pursuant to the Declaration;
- (12) title exceptions over which the Title Company is willing to insure;
- (13) acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (14) Grantee's mortgage; and
- (15) leases, licenses and management agreements affecting the common elements.

Common Address of Parking Condominium: P-83, 180-190 E. Walton Place, Chicago, Illinois 60611

PIN 17-03-208-033-1083