

# UNOFFICIAL COPY



Doc#: 1002529084 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/25/2010 04:53 PM Pg: 1 of 4

## WARRANTY DEED

Statutory (ILLINOIS)

THE GRANTOR (Name and Address)  
**Lakeshore East Park Homes LLC**  
225 North Columbus Drive, Suite 100  
Chicago, Illinois 60601

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 Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the managing member of said limited liability company, CONVEYS and WARRANTS to Peter Lehman and Mary Liz Lehman, as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, the property commonly known as;

184 North Upper Harbor Drive, Chicago, Illinois 60601 of the County of Cook, to wit:

See attached Exhibit A – Legal Description

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

SUBJECT TO: (a) general real estate taxes for 2009 and subsequent years not yet due or payable; (b) special taxes or assessments for improvements not yet completed; (c) Lakeshore East Special Assessment District Tax under Warrant Number 62456; (d) easements, covenants, restrictions, agreements, conditions and building lines of record, that do not prohibit the use of the Property as a condominium residence; (e) the Condominium Act; (f) the Plat of Survey; (g) terms, provisions and conditions of that certain Declaration of Condominium recorded December 2, 2009 as document number 0933618051, as amended from time to time, and all exhibits thereto; (h) terms and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East recorded July 2, 2002 as document number 0020732020, as same has been and may be amended, modified or supplemented from time to time and all exhibits thereto; (i) applicable zoning and building laws and ordinances, that do not prohibit the use of the Property as a condominium residence; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; and (l) any acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser.

2009060884

Portfolio Title Company

C.F.  
4

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Permanent Index Number(s) 17-10-400-027-0000

Address(es) of Real Estate: 184 North Upper Harbor Drive, Chicago, Illinois 60601

Dated January 15, 2010

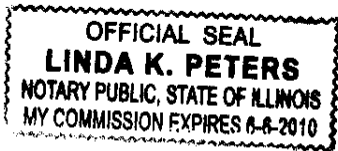
Lakeshore East Park Homes LLC

By: \_\_\_\_\_  
Its: Authorized Signatory \_\_\_\_\_

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, Notary Public, in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Joel M. CARLINS, one of the authorized signers of Lakeshore East Park Homes LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signer of Lakeshore East Park Homes LLC, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed as authorized signer on behalf of Lakeshore East Park Homes LLC, for the uses and purpose therein set forth.

Given under my hand and official seal, this 15<sup>th</sup> day of January, 2010.  
Commission expires 6-6-2010.



Linda K. Peters  
Notary Public

This instrument was prepared by: Kimberly J. Sharon, 225 N. Columbus Dr., Suite 100, Chicago, IL 60601

SEND RECORDED DOCUMENTS TO:

SEND SUBSEQUENT TAX AND SPECIAL ASSESSMENT BILLS TO:

Neal, Geuber + Eisenberg LLP  
Attn: Anne Hemmings  
2 N. La Salle, Suite 1700  
Chicago, IL 60602

Peter Lehman  
184 North Upper Harbor Drive  
Chicago, IL 60601

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## EXHIBIT A

### PARCEL 1:

UNIT 184 AND PARKING SPACE UNIT P-26 AND P-27, IN THE PARKHOMES AT LAKESHORE EAST CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 18 IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION, RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0933618051 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

(APPURTENANT TO AND BURDENS ALL LOTS IN LAKESHORE EAST SUBDIVISION.)


NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, IN AND UPON LOTS AND PARTS OF LOTS IN LAKESHORE EAST SUBDIVISION AFOREMENTIONED, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC, AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020 AND AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF MARCH 3, 2003 AND RECORDED MARCH 7, 2003 AS DOCUMENT 0030322531, AND AS AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 12, 2004 AND RECORDED NOVEMBER 19, 2004 AS DOCUMENT 0432427091, AND RE-RECORDED JANUARY 19, 2005 AS DOCUMENT NUMBER 0501919098, AND FURTHER AMENDED BY THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT 0505632009, AND FURTHER AMENDED BY FOURTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT 0505632012, AND FURTHER AMENDED BY FIFTH AMENDMENT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF OCTOBER 27, 2006 AND RECORDED NOVEMBER 9, 2006 AS

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DOCUMENT 0631333004 AND ALSO RE-RECORDED ON FEBRUARY 9, 2007 AS DOCUMENT 0704044062, AND AS SUPPLEMENTED BY NOTICE OF SATISFACTION OF CONDITIONS RELATED TO FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST LLC, DATED AS OF FEBRUARY 9, 2007 AND RECORDED MAY 22, 2007 AS DOCUMENT 00714222037 AND THE SIXTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF DECEMBER 20, 2007 AND RECORDED DECEMBER 21, 2007 AS DOCUMENT 0735531065 AND RE-RECORDED ON APRIL 8, 2008 AS DOCUMENT 0809910104 AND THE SEVENTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 13, 2008 AND RECORDED NOVEMBER 14, 2008 AS DOCUMENT 0831910034 AND THE EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 13, 2008 AND RECORDED NOVEMBER 14, 2008 AS DOCUMENT 0831910035.

STATE TAX

STATE OF ILLINOIS



JAN. 25. 10

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000051299

REAL ESTATE TRANSFER TAX
02427.00
FP 103037

City of Chicago  
Dept. of Revenue

597120

1/25/2010 15:55




Real Estate  
Transfer  
Stamp  
\$25,483.50

Batch 646,314

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JAN. 25. 10

REVENUE STAMP

# 0000063596

REAL ESTATE TRANSFER TAX
01213.50
FP 103042