

# UNOFFICIAL COPY



Doc#: 1303612004 Fee: \$52.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/05/2013 08:24 AM Pg: 1 of 8

LHynes #88-88-277-51

This Instrument Prepared by:  
Brian A. Cohen, Esq.  
DLA Piper LLP (US)  
203 North LaSalle Street  
Suite 1900  
Chicago, Illinois 60601-1293

After Recording Return to:  
Jason P. Neumark, Esq.  
Levenfeld Pearlstein, LLC  
2 North LaSalle Street, Suite 1300  
Chicago, IL 60602

Send Subsequent Tax Bills to:  
David R. Schwartz  
Jamie D. Schwartz  
Unit T27-01, 2550 North Lakeview  
Chicago, Illinois 60614

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

This Indenture is made as of January 17, 2013, between Lake Tower Development, LLC, a Delaware limited liability company ("Grantor"), whose address is c/o MB Real Estate, 181 West Madison, Suite 4700, Chicago, IL 60602, and David R. Schwartz and Jamie D. Schwartz, his wife, as tenants by the entirety, ("Grantee"), whose address is 30 S. Wacker Drive, Chicago, Illinois 60606;

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

SEE EXHIBIT A AND A-1 ATTACHED HERETO

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Declaration of Condominium, 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 the Declaration were recited and stipulated at length herein.

**TOGETHER WITH** all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings,

**Box 400-CTCC**

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improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

**[SIGNATURE PAGE FOLLOWS]**

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IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

**LAKE TOWER DEVELOPMENT, LLC**, a Delaware limited liability company

By: **2520 PT Sub, LLC**, a Delaware limited liability company, its sole member

By: [Signature]  
Name: Timothy Shields  
Title: Authorized Agent

Property of Cook County Clerk's Office

STATE OF ILLINOIS )

) SS.

COUNTY OF COOK )

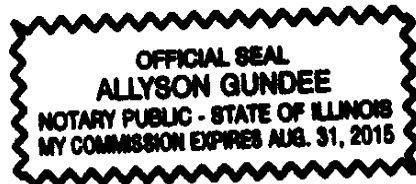
I, Allyson Gundee, a Notary Public in and for the County and State aforesaid, do hereby certify that Timothy Shields, the Authorized Agent of 2520 PT Sub, LLC, a Delaware limited liability company, which is the sole member of Lake Tower Development, LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his own free and voluntary act and as the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this January 17, 2013.

[Signature]  
Notary Public

My Commission Expires:

8-31-15



REAL ESTATE TRANSFER	01/18/2013
CHICAGO:	\$35,253.75
CTA:	\$14,101.50
<b>TOTAL:</b>	<b>\$49,355.25</b>

14-28-319-043-0000 | 20130101602396 | X2AF2F

REAL ESTATE TRANSFER	01/18/2013
COOK	\$2,350.25
ILLINOIS:	\$4,700.50
<b>TOTAL:</b>	<b>\$7,050.75</b>

14-28-319-043-0000 | 20130101602396 | 44FJ56

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1A:

UNIT T27-01, IN THE LINCOLN PARK 2550, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT 1132729082; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318007; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

#### PARCEL 1B: RESIDENTIAL PARCEL EASEMENTS

A NON-EXCLUSIVE EASEMENT FOR THE UNITS DESCRIBED IN PARCEL 1A ABOVE AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE TOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF

- i) MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOORS, SIGNAGE, ACCESS TO STORAGE AREAS, LOADING DOCK AND TRASH ROOM, GARAGE SERVICE ELEVATOR AND STAIRWELLS, VALET PARKING OPERATIONS OVER THOSE PARTS OF THE GARAGE PARCEL AS DESCRIBED THEREIN.
- ii) INGRESS AND EGRESS FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOORS, OVER THOSE PARTS OF THE SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

#### PARCEL 1C:

THE EXCLUSIVE RIGHT TO THE USE OF TWO BALCONIES AND ONE TERRACE FOR THE BENEFIT OF SAID UNIT T27-01, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318007, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222014 AND AS AMENDED FROM TIME TO TIME.

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**PARCEL 1D:**

THE EXCLUSIVE RIGHT TO THE USE OF THE STORAGE AREA R42, FOR THE BENEFIT OF SAID UNIT T27-01, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318007, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222014 AND AS AMENDED FROM TIME TO TIME.

Commonly known as Unit T27-01 (the "Residential Unit"), 2550 North Lakeview, Chicago, Illinois 60614

**Part of PINs:**

14-28-319-042-0000 (UNDERLYING LOT 1\*)  
 14-28-319-043-0000 (UNDERLYING LOT 1A AND 1A\*)  
 14-28-319-044-0000 (UNDERLYING LOT 1B)  
 14-28-319-045-0000 (UNDERLYING LOT 1C AND 1C\*)  
 14-28-319-046-0000 (UNDERLYING LOT 1D)  
 14-28-319-047-0000 (UNDERLYING LOT 1E)  
 14-28-319-048-0000 (UNDERLYING LOT 1F)  
 14-28-319-049-0000 (UNDERLYING LOT 1G)  
 14-28-319-050-0000 (UNDERLYING LOT 1H)  
 14-28-319-051-0000 (UNDERLYING LOT 1J\*)  
 14-28-319-052-0000 (UNDERLYING LOT 1K AND 1K\*)  
 14-28-319-053-0000 (UNDERLYING LOT 1L)  
 14-28-319-054-0000 (UNDERLYING LOT 1M)  
 14-28-319-055-0000 (UNDERLYING LOT 1N)  
 14-28-319-056-0000 (UNDERLYING LOT 1P)  
 14-28-319-057-0000 (UNDERLYING LOT 1Q\*)  
 14-28-319-058-0000 (UNDERLYING LOT 1R\*)  
 14-28-319-059-0000 (UNDERLYING LOT 1S\*)  
 14-28-319-060-0000 (UNDERLYING LOT 1T\*)  
 14-28-319-061-0000 (UNDERLYING LOT 1U\*)  
 14-28-319-062-0000 (UNDERLYING LOT 1V\*)  
 14-28-319-063-0000 (UNDERLYING LOT 1W AND 1W\*)  
 14-28-319-073-0000 (UNDERLYING LOT 3\*)  
 14-28-319-074-0000 (UNDERLYING LOT 3A\*)  
 14-28-319-075-0000 (UNDERLYING LOT 3C\*)  
 14-28-319-076-0000 (UNDERLYING LOT 3D\*)

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## EXHIBIT A-1

### LEGAL DESCRIPTION

#### PARCEL 2A:

UNIT 247 AND 248, IN THE LINCOLN PARK 2550, A PARKING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS IN LINCOLN PARK 2520 SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RE-RECORDED NOVEMBER 23, 2011 AS DOCUMENT 1132729082; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 1136318008; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

#### PARCEL 2B: GARAGE PARCEL EASEMENTS

A NON-EXCLUSIVE EASEMENT FOR THE UNITS IN PARCEL 2A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LAKE TOWER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED OCTOBER 27, 2011 AND RECORDED OCTOBER 27, 2011 AS DOCUMENT 1130029045 FOR THE PURPOSE OF INGRESS AND EGRESS FOR MAINTENANCE INCLUDING VENTILATION VENTS, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES, ENCROACHMENTS, PEDESTRIAN EMERGENCY EGRESS, AND FOR COMMON WALLS, FLOORS AND CEILINGS OVER THOSE PARTS OF THE RESIDENTIAL PARCEL AND SINGLE FAMILY HOME PARCEL DEFINED THEREIN.

#### PARCEL 2C:

THE EXCLUSIVE RIGHT TO THE USE OF THE STORAGE AREA S247 AND S248, FOR THE BENEFIT OF SAID UNIT 247 AND 248, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A PARKING CONDOMINIUM, RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318008, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222015 AND AS AMENDED FROM TIME TO TIME.

Commonly known as Unit 247 and 248 (the "Parking Unit"), 2550 North Lakeview, Chicago, Illinois 60614

#### Part of PINs:

- 14-28-319-042-0000 (UNDERLYING LOT 1\*)
- 14-28-319-044-0000 (UNDERLYING LOT 1B)
- 14-28-319-049-0000 (UNDERLYING LOT 1G)
- 14-28-319-064-0000 (UNDERLYING LOT 2 AND 2\*)

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- 14-28-319-065-0000 (UNDERLYING LOT 2A)
- 14-28-319-066-0000 (UNDERLYING LOT 2B)
- 14-28-319-067-0000 (UNDERLYING LOT 2C\*)
- 14-28-319-068-0000 (UNDERLYING LOT 2D)
- 14-28-319-069-0000 (UNDERLYING LOT 2E)
- 14-28-319-070-0000 (UNDERLYING LOT 2F)
- 14-28-319-071-0000 (UNDERLYING LOT 2G\*)
- 14-28-319-072-0000 (UNDERLYING LOT 2H)

**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**

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## EXHIBIT B

### PERMITTED ENCUMBRANCES

- (1) General real estate taxes not due and payable on the date hereof;
- (2) The Illinois Condominium Property Act;
- (3) Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws relating to Lincoln Park 2550, a Condominium, dated December 16, 2011 and recorded on December 29, 2011 in the Office of the Cook County Recorder of Deeds as Document Number 1136318007 (as amended from time to time);
- (4) Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws relating to Lincoln Park 2550, a Parking Condominium, dated December 16, 2011 and recorded on December 29, 2011 in the Office of the Cook County Recorder of Deeds as Document Number 1136318008 (as amended from time to time);
- (5) Applicable zoning and building laws and ordinances and other ordinances of record;
- (6) Encroachments, if any, which do not materially affect the use of the Residential Unit as a residence and which do not materially affect the use of the Parking Unit as a unit parking space;
- (7) Leases and licenses affecting the Common Elements;
- (8) Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Residential Unit as a residence and which do not materially affect the use of the Parking Unit as a unit parking space;
- (9) Declaration of Covenants, Conditions, Restrictions and Easements recorded with the Recorder of Deeds of Cook County on October 27, 2011 as Document No. 1130029045 (as amended from time to time);
- (10) Any construction easement agreement including all amendments and exhibits thereto; and
- (11) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee.