

# UNOFFICIAL COPY



1303612005

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

Doc#: 1303612005 Fee: \$48.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/05/2013 08:26 AM Pg: 1 of 6

After Recording Return to  
And  
Send Subsequent Tax Bills to:  
John H. Newman  
Joan W. Newman  
Unit S14-05, 2550 North Lakeview  
Chicago, Illinois 60614

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

## SPECIAL WARRANTY DEED

This Indenture is made as of January 30, 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 John H. Newman and Joan W. Newman, his wife, as joint tenants with the right of survivorship ("Grantee"), whose address is 2550 N. Lakeview, #S14-05, Chicago, Illinois 60614.

**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-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, 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

**Box 400-CTCC**

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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]**

REAL ESTATE TRANSFER	01/30/2013
 	<b>COOK</b> \$30.25
	<b>ILLINOIS:</b> \$60.50
	<b>TOTAL:</b> \$90.75
14-28-319-042-0000   20130101604278   44FHWA	

REAL ESTATE TRANSFER	01/30/2013
	<b>CHICAGO:</b> \$453.75
	<b>CTA:</b> \$181.50
	<b>TOTAL:</b> \$635.25
14-28-319-042-0000   20130101604278   9EPJEF	



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## EXHIBIT A-1

### LEGAL DESCRIPTION

#### PARCEL 1A:

UNIT 252, 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 1B: 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 1C:

THE EXCLUSIVE RIGHT TO THE USE OF THE STORAGE AREA 5252, FOR THE BENEFIT OF SAID UNIT 252, 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 252 (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)

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

Property of Cook County Clerk's Office

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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 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);
- (4) Applicable zoning and building laws and ordinances and other ordinances of record;
- (5) Encroachments, if any, which do not materially affect the use of the Parking Unit as a unit parking space;
- (6) Leases and licenses affecting the Common Elements;
- (7) Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Parking Unit as a unit parking space;
- (8) 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);
- (9) Any construction easement agreement including all amendments and exhibits thereto;
- (10) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and
- (11) Liens and other matters of title over which Chicago Title Insurance Company is willing to insure at Grantor's expense.