



Doc#: 1309242008 Fee: \$48.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/02/2013 08:49 AM Pg: 1 of 6

This document was prepared by
and after recording return to:
Brian A. Cohen, Esq.
DLA Piper LLP (US)
203 North LaSalle Street
Chicago, Illinois 60601

Mail tax bills to:
Lake Tower Development, LLC
c/o MB Real Estate
181 W. Madison St., Ste 4700
Chicago, Illinois 60602

EXEMPT PARA. K
35 ILCS 200/31-45

William N. Cohen, Attorney
Date: 3/15, 2013

This space reserved for Recorder's use only.

WARRANTY DEED

THE GRANTOR, Thomas J. Dickson, as Trustee of the Thomas J. Dickson Declaration of Trust under a trust agreement dated July 25, 2006, for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS unto Lake Tower Development, LLC, a Delaware limited liability company, whose address is c/o MB Real Estate, 181 W. Madison Street, Suite 4700, Chicago, Illinois 60602, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned has made, executed and delivered this deed as of 3/13, 2013.

[Signature]
Thomas J. Dickson, Trustee, as aforesaid

S Y
P 4
S N
SC V
INT [initials]

LHYNES # 88-88-313-B1

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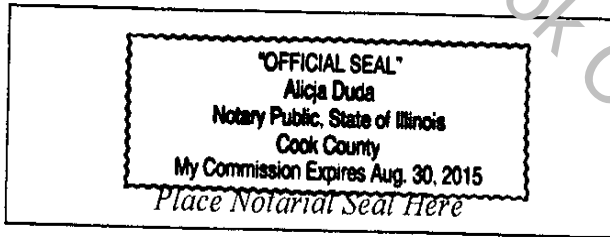
STATE OF IL)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Thomas J. Dickson, Trustee, as aforesaid, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal March 13, 2013.

Alicja Duda
Notary Public

My Commission Expires: Aug. 30, 2015



Alicja Duda
Notary Public

REAL ESTATE TRANSFER 03/25/2013



CHICAGO: \$0.00
CTA: \$0.00
TOTAL: \$0.00

14-28-319-097-1035 | 20130301600809 | 153YTS

REAL ESTATE TRANSFER 03/25/2013



COOK \$0.00
ILLINOIS: \$0.00
TOTAL: \$0.00

14-28-319-097-1035 | 20130301600809 | DNUP57

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1A:

UNIT S4-05, 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 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 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 THE BALCONY FOR THE BENEFIT OF SAID UNIT S4-05, 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.

UNOFFICIAL COPY

Commonly known as Unit S4-05 (the "Unit"), 2550 North Lakeview, Chicago, Illinois 60614

PIN: 14-28-319-097-1035

Property of Cook County
COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____
Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her knowledge, 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 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: 3/13, 2013

Signature: [Signature]
Thomas J. Dickson, Trustee

Subscribed and sworn to before me
this 13th day of March, 2013

Notary Public Alicja Duda

The grantee or his or her 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 acquire and hold title to real estate in Illinois, or other 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: March 13, 2013

LAKE TOWER DEVELOPMENT, LLC,
a Delaware limited liability company

By: 2520 P1 Sub, LLC, a Delaware limited liability company, its sole member

By: _____
Name: _____
Title: _____

Subscribed and sworn to before me
this 13th day of March, 2013

Notary Public Alicja Duda



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her knowledge, 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 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: _____, 2013

Signature: _____

Thomas J. Dickson, Trustee

Subscribed and sworn to before me
this ____ day of _____, 2013

Notary Public _____

The grantee or his or her 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 acquire and hold title to real estate in Illinois, or other 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: 3/15, 2013

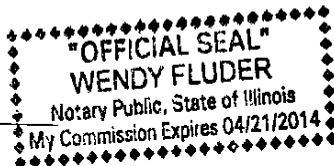
LAKE TOWER DEVELOPMENT, LLC,
a Delaware limited liability company

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

By: _____
Name: THOMAS J. DICKSON
Title: TRUSTEE

Subscribed and sworn to before me
this 15 day of March, 2013

Notary Public Wendy Fluder



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.