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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/28/2013 09:15 AM Pg: 1 of 7

This Instrument Prepared by:  
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Suite 1900  
Chicago, Illinois 60601-1293

After Recording Return to:  
Daniel F. Hofstetter, Esq.  
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Send Subsequent Tax Bills to:  
Sean Salehi  
Mahtab Hariri-Salehi  
Unit S3-01, 2550 North Lakeview  
Chicago, Illinois 60614

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243 HYNES # 88-88-322-01

## SPECIAL WARRANTY DEED

This Indenture is made as of August 9, 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 Sean Salehi and Mahtab Hariri-Salehi, his wife, as joint tenants with the right of survivorship, ("Grantee"), whose address is 2550 N. Lakeview, #S3-01, 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 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,

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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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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1A:

UNIT N2-04, 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.

Commonly known as Unit N2-04 (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)

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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 101 AND 102, 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 S101 AND S102, FOR THE BENEFIT OF SAID UNIT 101 AND 102, 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 101 and 102 (the "Parking Unit"), 2550 North Lakeview, Chicago, Illinois 60614

PIN: 14-28-319-098-1002; 14-28-319-098-1003

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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 1136313007 (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 1136318003 (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;
- (11) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and
- (12) Liens and other matters of title over which Chicago Title Insurance Company is willing to insure at Grantor's expense.