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WARRANTY DEED Tenancy by the Entirety



Doc#: 1423716081 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/25/2014 04:06 PM Pg: 1 of 4

THE GRANTORS, GEORGE G. HEMSLEY and JOANNE C. HEMSLEY, husband and wife, of the Village of Inverness, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY and WARRANT to Ashok Patel and Daksha Patel, as husband and wife, of 1900 N. Hudson, Unit B, Chicago, IL 60614, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See reverse for legal description.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

Permanent Real Estate Index Number: 14-28-319-112-1178 and 14-28-319-113-1363
and 14-28-319-113-1364

Address of Real Estate: 2550 N. Lakeview Ave., Unit N-1901 P-266, P-267, Chicago, Illinois 60614

Dated this 5th day of AUGUST, 2014

George G. Hemsley (SEAL)
GEORGE G. HEMSLEY

Joanne C. Hemsley (SEAL)
JOANNE C. HEMSLEY

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George G. Hemsley and JoAnne C. Hemsley, husband and wife, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5th day of AUGUST, 2014

Judith E. Fors
NOTARY PUBLIC



14-0665 1/2

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Legal Description

Please see attached.

SUBJECT ONLY TO COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD (INCLUDING THE DECLARATION AS AMENDED), WHICH DO NOT IMPAIR PURCHASERS' USE AND ENJOYMENT OF THE PROPERTY AS A CONDOMINIUM RESIDENCE AND WHICH DO NOT PROVIDE FOR FORFEITURE OR REVERSION IN THE EVENT OF A BREACH, ALSO, ROADS AND HIGHWAYS, AND THE LIEN OF TAXES NOT YET DUE AND PAYABLE.



This instrument was prepared by: Judith E. Fors, 4669 N. Manor, Chicago IL 60625

Mail to: Daniel G. Lauer
Daniel G. Lauer & Associates, P.C.
1424 W. Division St.
Chicago, Illinois 60642

Send subsequent tax bills to: Ashok Patel
Daksha Patel
2550 N. Lakeview Ave., Unit N-1901
Chicago, Illinois 60614

REAL ESTATE TRANSFER TAX		21-Aug-2014
	CHICAGO:	18,311.50
	CTA:	5,325.00
	TOTAL:	23,637.50

14-28-319-112-1178 | 20140801620751 | 0-875-493-504

REAL ESTATE TRANSFER TAX		21-Aug-2014
	COUNTY:	887.50
	ILLINOIS:	1,775.00
	TOTAL:	2,662.50

14-28-319-112-1178 | 20140801620751 | 1-225-652-352

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Parcel 1A:

Unit N19-01 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 Southwest Quarter 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 common elements in Cook County, Illinois.

Parcel 1B:

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 number 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 stairwell, 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 one balcony for the benefit of said Unit N19-01, 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 number 1136318007, as amended by amendment recorded June 20, 2012 as document number 1217222014 and as amended from time to time

Parcel 2A:

Unit 266 and 267 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 Quarter 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 common elements in Cook County, Illinois.

Parcel 2B:

a non-exclusive easement for the units described in Parcel 2A 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 number 1130029045 for the

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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 S266 and S267 for the benefit of said unit 266 and 267 a limited common element as delineated on the survey attached to the Declaration of Condominium Ownership for Lincoln 2550 a Parking Condominium recorded December 29, 2011 as document number 1136318008, as amended by amendment recorded June 20, 2012 as document number 1217222015 and as amended from time

Property of Cook County Clerk's Office
