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Doc#: 1429433079 Fee: \$50.00  
RHSP Fee: \$9.00 HPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/21/2014 12:59 PM Pg: 1 of 7



Doc#: Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/21/2014 01:01 PM Pg: 0

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  
and  
Send Subsequent Tax Bills to:  
2550 N. Lakeview Revocable Living  
Trust dated May 7, 2014  
Unit T24-03, 2550 North Lakeview  
Chicago, Illinois 60614

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

**EXEMPT PARA. E**  
**35 ILCS 200/31-45**

*Andy Young, agent*  
Date: Sept. 30, 2014

## SPECIAL WARRANTY DEED IN TRUST

This Indenture is made as of September 30, 2014, 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 2550 N. Lakeview Revocable Living Trust dated May 7, 2014 ("Grantee" or "Trustee"), whose address is 2550 N. Lakeview, #T24-03, 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 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.



In addition to all of the powers and authority granted to the Trustee by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustee with respect to the Property or any part thereof to do any one or more of the following, subject to the Declaration of Condominium: improve, manage and protect the Property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration; grant options to purchase, convey the Property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in the Trustee; donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; lease, from time to time, in possession or reversion, by leases to commence at the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years; renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Trustee from personal liability; and deal with the Property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified at any time or times hereafter.


In no case shall any party dealing with the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by

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the Trustee in relation to the Property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by the Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of their predecessors in trust.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		01-Oct-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-28-319-113-1157   20140701609836   0-502-076-544		

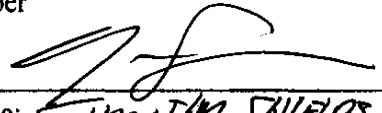
REAL ESTATE TRANSFER TAX		01-Oct-2014
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
14-28-319-113-1157   20140701609836   1-576-612-992		

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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

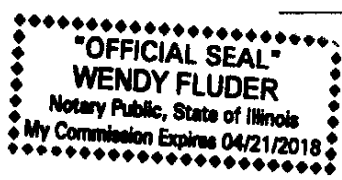
By:   
Name: TIMOTHY SHIELDS  
Title: Authorized Agent

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, Wendy Fluder, 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 SEPT. 30, 2014

  
Notary Public



My Commision Expires:

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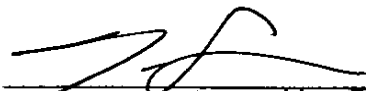
## STATEMENT BY GRANTOR AND GRANTEE

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: Sept. 30, 2014

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

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

By:   
Name: Timothy SHIELDS  
Title: Authorized Agent


Subscribed and sworn to before me this Sept. 30, 2014.

Notary Public Andy Fluder



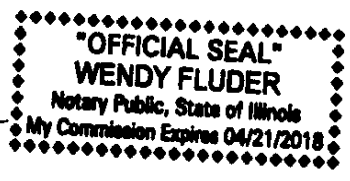
The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: Sept 30, 2014

Signature:   
2550 N. Lakeview Row, Lakeview Living Trust  
dated May 7, 2014

Subscribed and sworn to before me this Sept 30, 2014.

Notary Public Andy 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.

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 371, 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 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 1A: 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 1B:

THE EXCLUSIVE RIGHT TO THE USE OF THE STORAGE AREA S371, FOR THE BENEFIT OF SAID UNIT 371, 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 371 (the "Parking Unit"), 2550 North Lakeview, Chicago, Illinois 60614

PIN: 14-28-319-113-1157

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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 1136518008 (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 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 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.