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



Doc#: 1435842069 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/24/2014 11:09 AM Pg: 1 of 6

After recording return to:
Debra B. Yale, Esq.
1107 Donegal Lane
Northbrook, Illinois 60062

Send Subsequent Tax Bills to:
James Kastenholtz
Jennifer Steans
2334 Lincolnwood Drive
Evanston, Illinois 60201

Recorder's use only.

14-966-51-58-3
LHynes #86-75-796-3

SPECIAL WARRANTY DEED

This Indenture is made as of December 15, 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 James Kastenholtz and Jennifer Steans, husband and wife, as joint tenants with the right of survivorship ("Grantee"), whose address is 2334 Lincolnwood Drive, Evanston, Illinois 60201.

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 any way 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

Box 400-CTCC

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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.



[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX 17-Dec-2014

| | | |
|---|----------|----------|
|  | CHICAGO: | 802.50 |
| | CTA: | 321.00 |
| | TOTAL: | 1,123.50 |

14-28-319-113-1075 | 20141101645665 | 1-022-077-568

REAL ESTATE TRANSFER TAX 17-Dec-2014

| | | | |
|---|---|-----------|--------|
|  |  | COUNTY: | 53.50 |
| | | ILLINOIS: | 107.00 |
| | | TOTAL: | 160.50 |

14-28-319-113-1075 | 20141101645665 | 1-549-101-696

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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

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

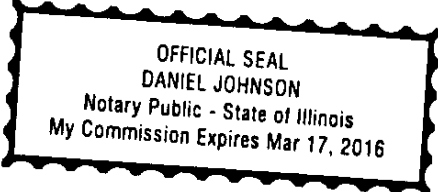
I, Daniel Johnson, a Notary Public in and for the County and State aforesaid, do hereby certify that Timothy Shields, the Authorized Agent of 2520 PT Sub, LLC, a Delaware limited liability company, which is the sole member of Lake Tower Development, LLC, a Delaware limited liability company, personally 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 December 15, 2014.

Notary Public

My Commission Expires:

3-17-16



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EXHIBIT A-1

LEGAL DESCRIPTION

PARCEL 1:

UNIT 174 AND 175, 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 1A: GARAGE PARCEL EASEMENTS

A NON-EXCLUSIVE EASEMENT FOR THE UNITS IN PARCEL 1 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 S174 AND S175, FOR THE BENEFIT OF SAID UNIT 174 AND 175, 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 174 and 175 (the "Parking Unit"), 2550 North Lakeview, Chicago, Illinois 60614

PIN: 14-28-319-113-1075; 14-28-319-113-1076

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EXHIBIT B

PERMITTED ENCUMBRANCES

- (1) GENERAL REAL ESTATE TAXES FOR 2014 AND SUBSEQUENT YEARS;
- (2) EXCLUSIVE PERPETUAL EASEMENT IN FAVOR OF THE MISSIONARY SISTERS OF THE SACRED HEART, AN ILLINOIS NOT FOR PROFIT CORPORATION, FOR RELIGIOUS, CHARITABLE AND EDUCATIONAL ACTIVITIES AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN LAKE TOWER DEVELOPMENT, LLC AND THE MISSIONARY SISTERS OF THE SACRED HEART, DATED FEBRUARY 18, 2011 AND RECORDED FEBRUARY 23, 2011 AS DOCUMENT 1105422146 AND AS DESCRIBED THEREIN AS THE GARDEN EASEMENT AND SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN.

(AFFECTS COMMON ELEMENTS)

- (3) NON EXCLUSIVE PERPETUAL EASEMENT IN FAVOR OF THE MISSIONARY SISTERS OF THE SACRED HEART, AN ILLINOIS NOT FOR PROFIT CORPORATION, TO GAIN ACCESS TO PORTIONS OR ALL OF THE GRANTEE'S PROPERTY IMPROVEMENTS TO REPAIR MAINTAIN, ALTER, RESTORE, RECONSTRUCT OR REPLACE SAID IMPROVEMENTS AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN LAKE TOWER DEVELOPMENT, LLC AND THE MISSIONARY SISTERS OF THE SACRED HEART, DATED FEBRUARY 18, 2011 AND RECORDED FEBRUARY 23, 2011 AS DOCUMENT 1105422146 AND AS DESCRIBED THEREIN AS THE FIRST MAINTENANCE EASEMENT AND SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN.

(AFFECTS COMMON ELEMENTS)

- (4) NON EXCLUSIVE PERPETUAL EASEMENT IN FAVOR OF THE MISSIONARY SISTERS OF THE SACRED HEART, AN ILLINOIS NOT FOR PROFIT CORPORATION, TO GAIN ACCESS TO PORTIONS OR ALL OF THE GRANTEE'S PROPERTY IMPROVEMENTS TO REPAIR MAINTAIN, ALTER, RESTORE, RECONSTRUCT OR REPLACE SAID IMPROVEMENTS AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN LAKE TOWER DEVELOPMENT, LLC AND THE MISSIONARY SISTERS OF THE SACRED HEART, DATED FEBRUARY 18, 2011 AND RECORDED FEBRUARY 23, 2011 AS DOCUMENT 1105422146 AND AS DESCRIBED THEREIN AS THE SECOND MAINTENANCE EASEMENT AND SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN.

(AFFECTS COMMON ELEMENTS)

- (6) COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED

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STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) RELATING TO VARIOUS MATTERS INCLUDING EASEMENTS FOR MAINTENANCE, STRUCTURAL SUPPORT, FACILITIES, ENCROACHMENTS, AND FOR COMMON WALLS, CEILINGS AND FLOORS, VENTILATION VENTS AND EMERGENCY PEDESTERIAN ACCESS; AND EASEMENTS WITHIN THE GARAGE PARCEL FOR THE BENEFIT OF THE RESIDENTIAL PARCEL: SIGNAGE, ACCESS TO STORAGE AREAS, LOADING DOCK AND TRASH ROOM, GARAGE SERVICE ELEVATOR AND STAIRWELLS, VALET PARKING OPERATIONS; AND EASEMENTS WITHIN THE GARAGE PARCEL FOR THE BENEFIT OF THE SINGLE FAMILY HOMES PARCEL: FOR GARAGE ACCESS AND GARAGE CORRIDOR AND LOADING DOCK; AND RELATING TO SERVICES, STRUCTURAL SUPPORT, INSURANCE, MAINTENANCE AND REPAIR, AND RELATING TO THIRD PARTY ~~PARTING~~ RIGHTS WITHIN THE GARAGE OF THE MISSIONARY SISTERS OF THE SACRED HEART AND NON RESIDENT PURCHASES OF UNITS IN THE GARAGE PARCEL AS CONTAINED IN THE 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, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222013 AND AS AMENDED FROM TIME TO TIME, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

(7) (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS EASEMENT PARCELS ON EXHIBIT A, CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

(8) (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A PARKING CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318008, AS AMENDED BY SECOND AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222015, AND AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

(9) THE DEVELOPER HAS RESERVED THE RIGHT TO ADD PROPERTY TO THE CONDOMINIUM AND, IN THE EVENT OF SUCH ADDITION, TO REALLOCATE PERCENTAGE INTERESTS IN THE COMMON ELEMENTS. THE RIGHT TO ADD PROPERTY EXPIRES DECEMBER 29, 2021.