# **UNOFFICIAL COPY**

QUIT CLAIM DEED IN TRUST



Doc#: 1503345030 Fee: \$46.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds Date: 02/02/2015 02:02 PM Pg: 1 of 5

THIS INDENTURE WITNESSTH, That the Grantors JOSE M. VELASCO and AGLAE VELASCO, husband and wife, as tenants by the entirety, and not as tenants in common, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of ten and 00/100 dollars in hand paid, CONVEY and QUIT CLAIM unto JOSE M. VELASCO, 2550 N. Lakeview, Unit S11-03, Cook County, Winois, 60614, as Trustee of the JOSE M. VELASCO TRUST, and AGLAE VELASCO, 2550 N. Lakeview, Unit S11-03, Chicago, Cook County, Illinois 60614, as Trustee of the AGLAE VELASCO TRUST, Grantees, not as Tenants in Common but as Tenants by the Entirety, the following described Real Estate in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTIONS ATTACHED HERF TO AS EXHIBITS 1 AND 2 AND MADE PARTS HEREOF.

Permanent Real Estate Index Numbers:

th day of Decemb

14-28-319-112-1011 14-28-319-115-1378

14-28-319-115-1379 14-28-319-115-1380

January, 2015 C

Real estate commonly known as:

Unit S11-03 and Parking Units 281, 282 and 283,

2550 North Lakeview, Chicago, Illinois 60614

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Dated this

l W

Aglae Velasco

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State of Illinois, County of Cook

I, CONTROL STATE A Notary Public in and for said County, in the State aforesaid, do hereby certify that Jose M. Velasco and Aglae Velasco, 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 notarial seal, this day of December, 2014.

OFFICIAL SEA KRISTINE STOJEK NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/11/17 (Notary Public)

City of Chicago Dept. of Finance

682074

2/2/2015 13:48 dr00198



Real Estate Transfer Stamp

\$0.00

Batch 9,370,843

EXEMPT UNDER PROVISIONS OF PARAGRAPH e, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE:

Signatu to o Buyer, Seller, or Representative

SOME OF THE OWNER OWNER OF THE OWNER OWNE

Prepared By: David J. Fintz

Robert A. Weisman, Ltd. 33 N. LaSalle St., Suite 3200

Chicago, Illinois

Mail To:

David J. Fintz Robert A. Weisman, Ltd. 33 N. LaSalle St., Suite 3200 Chicago, Illinois

Name & Address of Taxpayer:
Jose M. Velasco and Aglae Velasco
2550 North Lakeview, Unit S11-03
Chicago, Illinois 60614

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### **EXHIBIT 1**

### LEGAL DESCRIPTION

#### PARCEL 1A:

UNIT S11-03, 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 1/32729082; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 2011 AS DOCUMENT NUMBER 113631800/; 1 OGETHER 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, STORAGE LOADING DOCK, 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 ONE BALCONY FOR THE BENEFIT CF SAID UNIT \$11-03, 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.

Commonly known as Unit S11-03 (the "Residential Unit"), 2550 North Lakeview, Chicago, Illinois 60614.

PIN: 14-28-319-112-1011

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### **EXHIBIT 2**

### LEGAL DESCRIPTION

#### PARCEL 2A:

UNITS 281, 282 AND 283, 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 ¼ 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 ILL INOIS.

## PARCEL 2B: GARAGE PARCEL EASEMENTS

A NON-EXCLUSIVE EASEMENT FOR THE UNITS IN PARCEL 2A AS CREATED BY DECLARATION OF COVENAN'S, 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 ENGRESS 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 ARCAS \$281, \$282 AND \$283, FOR THE BENEFIT OF SAID UNITS 281, 282 AND 283, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LINCOLN PARK 2550, A PARKING CONLOMINUM, 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 Units 281, 282 and 283 (the "Parking Units"), 2550 North Lakeview, Chicago, Illinois 60614.

PINs: 14-28-319-115-1378, 14-28-319-115-1379, 14-28-319-115-1380

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 JANVARY 76,2015	Signature to los los los los los los los los los lo
SUBSCRIBED AND SWORN TO BEFORE	Granter
ME BY THE SAID	
THIS XC DAY OF JANUAR	STORY OFFICIAL SEAL  KRISTINE STOJEK
2015	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:06/01/17
NOTARY PUBLIC MY	WAY COMMICTION EXTRACTION IN
The grantee or his agent affirms and verifies that it	e name of the grantee shown on the deed or
foreign corporation authorized to do business of ac-	nd hold title to real estate in Illinois, or other entity
partnership authorized to do business or acquire a recognized as a person and authorized to do busin	ness or acquire and hold title to real estate under
the laws of the State of Illinois.	Jose M. Velasco Trust
	Just III. Volume
By:, Trustee	'S =
	010
Dated	Signature TCO Solo
	Grantee
SUBSCRIBED AND SWORN TO BEFORE	
ME BY THE SAID	OFFICIAL SEAL
THIS DAY OF JANUATON,	KRISTINE STOJEK
W. T. Stand	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/01/17
NOTARY PUBLIC THE DEPT.	
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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.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]