Doc#: 1509626046 Fee: \$50.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00 Karen A.Yarbrough Cook County Recorder of Deeds Date: 04/06/2015 12:26 PM Pg: 1 of 7

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: Scott D. Hodes, Esq. 180 North LaSalle St., Suite 3700 Chicago, Illinois 60601

Send Subsequent Tax Bills to: Kevin W. Bedell 2550 North Langview, Unit N13-03, Chicago, Ilincis 60614

This space reserved for Recorder's use only.

### SPECIAL WARRANTY DEED

This Indenture is made as of March 26, 2015, between Lake Tower Development, LLC, a Delaware limited liability of many ("Grantor"), whose address is c/o MB Real Estate, 181 West Madison, Suite 4700, Chicago. IL 60602, and Kevin W. Bedell ("Grantee) whose address is 555 W. Kinzie, Apt. 2204, Chicago, Il inois 60654;

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 essigns, 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 Gerlaration 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 therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or

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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 berein 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.

And Grantoi, icr 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.

### [SIGNATU'E PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		27-Mar-2015
	CHICAGO:	7,833.75
	CTA:	3,133.50
-	TOTAL:	10,967.25
14-28-319-112-1199	20150301667784	1-188-080-000

TOUNTY CLORA'S OFFICE REAL ESTATE TRANSFER TAX COUNTY: ILLINOIS: 1,044,50 TOTAL: 14-28-319-112-1199 20150301667784 1-833-478-528

1509626046D Page: 3 of 7

# **UNOFFICIAL COPY**

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

Name: Tim oily THEODS

Title: Authorized Agent

STATE OF ILLINOIS ) SS COUNTY OF COOK )

I, \_\_\_\_\_\_, a Notary Public in and for the County and State aforesaid, do hereby certify that IIIIII Superior 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 March 26, 2015.

V tary Public

My Commission Expires:

215/19



### **EXHIBIT A**

### **LEGAL DESCRIPTION**

#### PARCEL 1A:

UNIT N13-03, 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 THIPD PRINCIPAL MERIDIAN, ACCURDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 2011 AS DOCUMENT NUMBER 1129722061, AS RE-RECORDED OCVEMBER 23.24 AS DOCUMENT 132729082; WHICH SURVEY IS ATTACHED AS EXHIPIT AT 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 TOWFR DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATELY 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, VALEY 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 N13-03, 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.

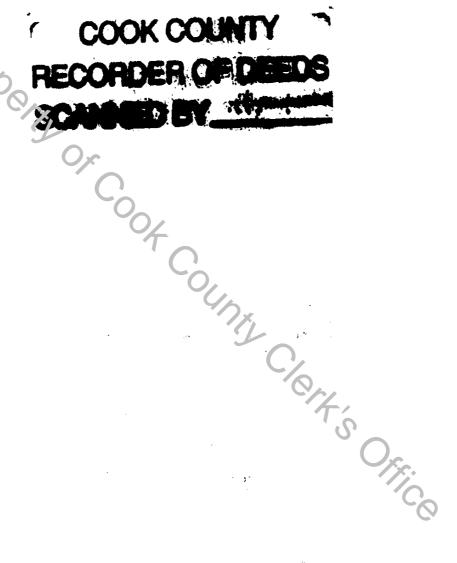
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# **UNOFFICIAL COPY**

Commonly known as Unit N13-03 (the "Residential Unit"), 2550 North Lakeview, Chicago, Illinois 60614

PIN: 14-28-319-112-1199



A-2

### **EXHIBIT A-1**

### **LEGAL DESCRIPTION**

### PARCEL 2A:

UNIT 169, 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 THIRL' 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 EXMIBIT "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, CCNDITIONS, 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 \$159, FOR THE BENEFIT OF SAID UNIT 169, 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 169 (the "Parking Unit"), 2550 North Lakeview, Chicago, Illinois 60614

PIN: 14-28-319-115-1070

### 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 re'ating 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 1136318307 (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 1136318(0) (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 Flements;
- (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 G ance; and
- (12) Liens and other matters of title over which Chicago Title Insurance Company is willing to insure at Grantor's expense.