

# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTORS, JOHN H. NEWMAN and JOAN W. NEWMAN, husband and wife, of 151 Appletree Road, Winnetka, County of Cook, Illinois 60093, for and in consideration of Ten Dollars and other good and valuable considerations in hand paid, convey and warrant unto JOHN H. NEWMAN as Trustee of the John H. Newman Declaration of Trust dated March 23, 2007 as to an undivided one-half (1/2) interest, and JOAN W. NEWMAN as Trustee of the Joan W. Newman Declaration of Trust dated March 23, 2007 as to an undivided one-half (1/2) interest, the following described real estate in the County of Cook and State of Illinois, to-wit:



Doc#: 1513439043 Fee: \$52.00  
 RHSP Fee: \$9.00 RPHF Fee: \$1.00  
 Affidavit Fee: \$2.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 05/14/2015 01:54 PM Pg: 1 of 8

(the Above Space for Recorder's Use Only)

(SEE ATTACHED LEGAL DESCRIPTION)

PERMANENT INDEX NO: 14-28-319-112-1152; 14-28-319-113-1347; 14-28-319-113-1349

ADDRESS OF PROPERTY: 2550 North Lakeview, #S14-05, Chicago, IL 60614

Exempt under the provisions of Cook County transfer tax ordinance.

Date: April 17, 2015 By: [Signature]  
 Buyer, Seller or Representative

Exempt under provisions of Paragraph (e), Section 4, Real Estate Transfer Tax Act.

Date: April 17, 2015 By: [Signature]  
 Buyer, Seller or Representative

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate;

including all improvements and fixtures of every kind and nature located thereon and all appurtenances belonging thereto (hereinafter referred to as the "premises"),

TO HAVE AND TO HOLD the premises upon the trusts and for the uses and purposes stated herein and in the aforementioned Declarations of Trust set forth.

Full power and authority are hereby granted to the trustees to improve, manage, protect and subdivide the premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide the premises as often as desired; to

CCRD REVIEWER [Signature]

REAL ESTATE TRANSFER TAX 14-May-2015  
 CHICAGO: 0.00  
 CTA: 0.00  
 TOTAL: 0.00  
 14-28-319-112-1152 | 20150501683665 | 0-369-603-616

REAL ESTATE TRANSFER TAX 14-May-2015



COUNTY: 0.00  
 ILLINOIS: 0.00  
 TOTAL: 0.00

14-28-319-112-1152 | 20150501683665 | 0-354-954-624

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contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the premises or any part thereof to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the premises or any part thereof; to lease the premises or any part thereof from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, 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, and to 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; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange the premises or any part thereof for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or appurtenance to the premises or any part thereof; and to deal with the premises 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 trustees in relation to the premises, or to whom the premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustees, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, to see that the terms of the trust hereby created or of the Trust have been complied with or to inquire into the necessity or expediency of any act of the trustees, or be obliged or privileged to inquire into any of the terms of the Declaration of Trust; and every deed, trust deed, mortgage, lease or other instrument executed by the trustees in relation to the premises shall be conclusive evidence in favor of every person relying upon or claiming under the conveyance, lease or other instrument that (a) at the time of the delivery thereof the trust created by this Deed in Trust and by the Declaration of Trust was in full force and effect; (b) the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the Declaration of Trust or in some amendment thereto and binding upon all beneficiaries thereunder; (c) the trustees were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, the successor or successors in trust shall have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

Anything herein to the contrary notwithstanding, any successor or successors in trust under the Declaration of Trust shall upon acceptance of the trusteeship become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of the trustees thereunder.

And the Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

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IN WITNESS WHEREOF the Grantors have signed this Deed in Trust on this 17<sup>th</sup> day of April, 2015.

John H. Newman  
John H. Newman

Joan W. Newman  
Joan W. Newman

STATE OF ILLINOIS )  
  )  
COUNTY OF COOK )

I, KATHLEEN MCCRUDDEN Notary Public, hereby certify that JOHN H. NEWMAN and JOAN W. NEWMAN, personally known to me to be the same persons whose names are signed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the waiver and release of the right of homestead.

GIVEN under my hand and notarial seal on this 17 day of APRIL, 2015.



Kathleen McCrudden  
Notary Public

My commission expires 7-2017

This instrument was prepared by and after recording return to:

Dale Park, Jr., Esq.  
Park & Park LLP  
1000 Skokie Blvd., Suite 255  
Wilmette, IL 60091

Grantee's address for subsequent tax bills:

John and Joan Newman  
151 Appletree Road  
Winnetka, Illinois 60093

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1A:

UNIT S14-05, 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 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 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 1136329045 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, 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 A BALCONY FOR THE BENEFIT OF SAID UNIT S14-05, 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 S14-05 (the "Residential Unit"), 2550 North Lakeview, Chicago, Illinois 60614

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## EXHIBIT A-1

### LEGAL DESCRIPTION

#### PARCEL 1A:

UNIT 252, 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 1B: 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 1C:

THE EXCLUSIVE RIGHT TO THE USE OF THE STORAGE AREA S252, FOR THE BENEFIT OF SAID UNIT 252, 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 252 (the "Parking Unit"), 2550 North Lakeview, Chicago, Illinois 60614

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## EXHIBIT A-1

### LEGAL DESCRIPTION

#### PARCEL 2A:

UNIT 250, 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 2B: 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 2C:

THE EXCLUSIVE RIGHT TO THE USE OF THE STORAGE AREA S250, FOR THE BENEFIT OF SAID UNIT 250, 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 250 (the "Parking Unit"), 2550 North Lakeview, Chicago, Illinois 60614

Part of PINs: 14-28-319-029; 14-28-319-034; 14-28-319-037

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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 Condominium, dated December 16, 2011 and recorded on December 29, 2011 in the Office of the Cook County Recorder of Deeds as Document Number 1136318007 (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 1136318008 (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 Elements;
- (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 Grantee; and
- (12) Liens and other matters of title over which Chicago Title Insurance Company is willing to insure at Grantor's expense.

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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 of Assignment of Beneficial Interest in 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 APRIL 17, 2015

Signature: *[Handwritten Signature]*  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said KATHLEEN MCCRUDDEN  
This 17, day of APRIL, 2015.  
Notary Public Kathleen McCrudden

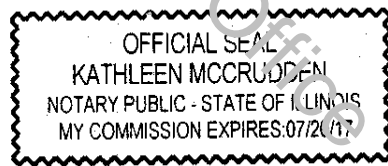


The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date APRIL 17, 2015

Signature: *[Handwritten Signature]*  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said KATHLEEN MCCRUDDEN  
This 17, day of APRIL, 2015.  
Notary Public Kathleen McCrudden



**Note:** Any person who knowingly submits a false statement concerning the identity of **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.)