

# UNOFFICIAL COPY

## TRUSTEE'S DEED



Doc#: 1520218021 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/21/2015 09:37 AM Pg: 1 of 3

THIS INDENTURE, made this 20<sup>th</sup> day of JUNE, 2015 by RONALD L. KLOTTER, TRUSTEE OF THE RONALD L. KLOTTER DECLARATION OF TRUST DATED JUNE 1, 2012 AND JULIE M. KLOTTER, TRUSTEE OF THE RONALD L. KLOTTER DECLARATION OF TRUST DATED JUNE 1, 2012 AS TENANTS BY THE ENTIRETY of Cook County, State of Illinois, party of the first part and Jean I. Everest, II, and Gayle M. Everest, not individually, but as Trustees of the Everest Family Trust as created under the Amended Trust Agreement dated December 10, 2007, as amended by First Amendment to said Amended Trust Agreement dated December 19, 2008, and as from time to time amended thereafter" ~~of 1717 North Crilly Court, Unit 2, Chicago, Illinois 60614, of the County of Cook,~~ party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten (\$10.00) and 00/100 Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto party of the second part ~~individually, as Tenants in Common, as Joint Tenants/Tenants by the Entirety,~~ the following described Real Estate situated in the County of Cook, State of Illinois to wit:

Parcel 1A:

Unit N7-04 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 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 the balcony for the benefit of said Unit N7-04, 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. The exclusive right to the use of the storage area R35, for the benefit of said Unit Unit N7-04, a limited Common Element as delineated on the survey attached to the declaration 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.

Parcel 2A:

Unit 216 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

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*1 of 1*

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*Box 334 CT1*

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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 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 2C:

The exclusive right to the use of the storage area S216, for the benefit of said Unit 216, a limited Common Element as delineated on the survey attached to the declaration of Condominium Ownership for Lincoln Park 2550 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.

**Subject to:** General real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building line and easements.

Together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto said party of the second part forever.

Permanent Index Number(s): 14-28-319-112-1061 & 14-28-319-115-1313

Address of Real Estate: 2550 N. Lakeview Ave. Unit ~~214~~, Chicago, IL 60614

*N7-04 and UNIT 216*

This deed is executed pursuant to and in the exercise of the power and authority granted and vested in said trustee and/or successor trustee by the terms of said trust delivered to said trustee in pursuance of the trust agreement above mentioned.

IN WITNESS WHEREOF said party of the first part has caused its seal to be hereto affixed and has caused its name to be signed to these presents the date first written above.



By: *Ronald L. Klotter* (seal)

RONALD L. KLOTTER, TRUSTEE OF THE RONALD L. KLOTTER DECLARATION OF TRUST DATED JUNE 1, 2012

By: *Julie M. Klotter* (seal)


JULIE M. KLOTTER, TRUSTEE OF THE RONALD L. KLOTTER DECLARATION OF TRUST DATED JUNE 1, 2012

**REAL ESTATE TRANSFER TAX** 03-Jul-2015

	<b>COUNTY:</b>	850.00
	<b>ILLINOIS:</b>	1,700.00
	<b>TOTAL:</b>	2,550.00

14-28-319-112-1061 | 20150601695423 | 1-952-002-944

**REAL ESTATE TRANSFER TAX** 03-Jul-2015

	<b>CHICAGO:</b>	12,750.00
	<b>CTA:</b>	5,100.00
	<b>TOTAL:</b>	17,850.00

14-28-319-112-1061 | 20150601695423 | 1-500-394-368

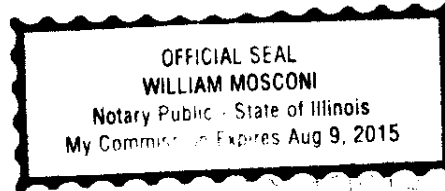
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STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that RONALD L. KLOTTER, TRUSTEE OF THE RONALD L. KLOTTER DECLARATION OF TRUST DATED JUNE 1, 2012 AND ULIE M. KLOTTER, TRUSTEE OF THE RONALD L. KLOTTER DECLARATION OF TRUST DATED JUNE 1, 2012, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 official seal, this 20<sup>th</sup> day of June, 2015.

Commission expires \_\_\_\_\_ William Mosconi \_\_\_\_\_  
Notary Public



Prepared By: William Mosconi, Esq.  
DEFRENZA MOSCONI, PC  
707 Skokie Boulevard, Suite 410  
Northbrook, Illinois 60062

Mail To: Eileen Lally, Esq.  
EILEEN C. LALLY & ASSOCIATES  
1140 N. Milwaukee Ave.  
Chicago, IL 60642

Taxpayer: Everest Family Trust  
2550 N. Lakeview Ave. Unit 704  
Chicago, IL 60614

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