

# UNOFFICIAL COPY



## WARRANTY DEED

Doc#: 1523722109 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/25/2015 02:04 PM Pg: 1 of 3

**Gary M. Davenport and Christina A. Davenport**, husband and wife, 2550 N. Lakeview Ave. #N404, Chicago, IL 60614 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Theresa Skwarek and Shane Rozario, husband and wife**, 2550 N. Lakeview Avenue, #N404, Chicago, IL 60614, ("Grantee"), as ~~tenants by the entirety~~ the following described real estate situated in the County of Cook in the State of Illinois, to wit:

*joint*


See attached legal description



Permanent Real Estate Index Number: 14-28-319-112-1064, 14-28-319-115-1318

Address of Real Estate: 2550 N. Lakeview Ave., Unit N404 & P221, Chicago, IL 60614

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX		20-Aug-2015
	CHICAGO:	12,187.50
	CTA:	4,875.00
	TOTAL:	17,062.50
14-28-319-112-1064   20150801618030   0-846-174-080		

REAL ESTATE TRANSFER TAX		20-Aug-2015
	COUNTY:	812.50
	ILLINOIS:	1,625.00
	TOTAL:	2,437.50
14-28-319-112-1064   20150801618030   1-457-100-672		

8/24/15

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Dated: 7/13, 2015

*Gary M. Davenport*  
 Gary M. Davenport

*Christina A. Davenport*  
 Christina A. Davenport

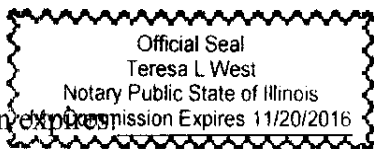
STATE OF IL )  
 ) SS)  
 COUNTY OF Cook )

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Gary M. Davenport and Christina A. Davenport** and 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 and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 13<sup>th</sup> day of July, 2015

*Teresa L. West*  
 Notary Public



Commission Expires

Prepared By:  
 Gregory A. Braun, Esq.  
 Braun & Rich, PC  
 4301 Damen Avenue  
 Chicago, Illinois 60618

Return to after recording and  
 Name and Address of Taxpayer:  
 Theresa Skwarek and Shane Rozario  
 2550 N. Lakeview Ave.  
 Unit N404 & P221  
 Chicago, IL 60614

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## EXHIBIT "A"

### Parcel 1A:

Unit N4-04 in the Lincoln Park 2250, 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 Two Terraces for the benefit of said Unit N4-04, 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 number 1136318007, as amended by amendment recorded June 20, 2012 as document 1217222014 and as amended from time to time.

### Parcel 1D:

The exclusive right to the use of Storage Area R14 for the benefit of said Unit N4-04, 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 number 1136318007, as amended by amendment recorded June 20, 2012 as document 1217222014 and as amended from time to time.

### Parcel 2A:

Unit 221, 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.

PIN(S): 14-28-319-112-1064 and 14-28-319-115-1318