

# UNOFFICIAL COPY

Doc#: 1623008026 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/17/2016 09:14 AM Pg: 1 of 3

Dec ID 20160801639497  
ST/CO Stamp 1-213-358-912 ST Tax \$2,075.00 CO Tax \$1,037.50  
City Stamp 1-466-311-488 City Tax: \$21,787.50

St 201146-43875

10F1  
SB

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, JAMES REBERIO ROSE, JR. and LAKESHA L. ROSE, Husband and Wife, CONVEY(S) and WARRANT(S) to JAY PAUL DERATANY, \_\_\_\_\_, in fee simple, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property; public and utility easements; acts done or suffered through Buyer, and general real estate taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 14-28-319-112-1070, 14-28-319-115-1077, 14-28-319-115-1078

Address (es) of Real Estate: 2550 North Lakeview Avenue, Unit N705, P176 and P177, Chicago, Illinois 60614

This 18 day of July, 20 16

  
JAMES REBERIO ROSE, JR.

  
LAKESHA L. ROSE

STEWART TITLE  
800 E. Diehl Road  
Suite 180  
Naperville, IL 60563

### REAL ESTATE TRANSFER TAX

04-Aug-2016



CHICAGO:	15,562.50
CTA:	6,225.00
TOTAL:	21,787.50 *

14-28-319-112-1070 | 20160801639497 | 1-466-311-488

\* Total does not include any applicable penalty or interest due.

### REAL ESTATE TRANSFER TAX

05-Aug-2016



COUNTY:	1,037.50
ILLINOIS:	2,075.00
TOTAL:	3,112.50

14-28-319-112-1070 | 20160801639497 | 1-213-358-912

# UNOFFICIAL COPY

STATE OF ILLINOIS

ss.

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that JAMES REBERIO ROSE, JR. and LAKESHA L. ROSE, Husband and Wife, are personally known to me to be the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and he signed and delivered the said instrument, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of July, 20 16

*Alexandra M Argiris* (Notary Public)



**Prepared by:**

Kimberly Freeland, Attorney at Law, 618 West Fulton, Chicago, IL 60661

**Mail To:**

TARICK S. LOUTFI  
211 WEST WACKER DRIVE  
SUITE 1200  
CHICAGO, ILLINOIS 60606

**Name and Address of Taxpayer:**

JAY PAUL DERATANY  
2550 North Lakeview Avenue, Unit N705  
Chicago, Illinois 60614

Cook County Clerk's Office

**UNOFFICIAL COPY****COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A****Exhibit A - Legal Description****Parcel 1A:**

Unit N7-05, 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 encroachments**

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, access to storage areas, loading dock and wash 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 Balconies for the benefit of said Unit N7-05, 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.

**Parcel 2A:**

Unit 176 and 177, 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 S176 and S177, for the benefit of said Unit 176 and 177, 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.