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QUIT CLAIM DEED Statutory State of Illinois



16336191030

Doc# 1633619103 Fee \$50.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 12/01/2016 02:57 PM PG: 1 OF 7

Prepared by:

G|L
GRUND & LEAVITT
ATTORNEYS AT LAW

812 North Dearborn Street
Chicago, Illinois 60610-3317
312-640-0500
www.grundlaw.com

The GRANTORS, Paul F. Praxmarer and Laura L. Praxmarer, as tenants by the entirety of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 dollars (\$10.00) and other good and valuable consideration exchanged, do hereby CONVEY and QUIT CLAIM to the GRANTEE(S), Laura L. Praxmarer of the address 2550 N. Lakeview Avenue, Unit N18-01 of the City of Chicago, County of Cook, State of Illinois, in the form of ownership of sole ownership of ALL INTERESTS they may have in the following described Real Estate situated in the County of Cook, State of Illinois and described as follows:

See Exhibit "A" and Exhibit "A-1"

Permanent Index Number(s): Part of 14-28-319-007, 14-28-319-020, 14-28-319-041,

And part of PNs: 14-28-319-029, 14-28-319-034, 14-28-319-057, 14-28-319-115-1209

and commonly known as: 2550 N. Lakeview Avenue, Unit N18-01, Chicago, IL 60614 (residential); and 2550 N. Lakeview Avenue, Unit 39, Chicago, IL 60614 (parking).

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois (except as to GRANTORS who are also GRANTEE(S) herein).

And subject to General taxes for 2016 and subsequent years not yet *

Dated this 30th day of November, 2016

* due and payable; covenants, conditions, and restrictions of record, as set forth in part on Exhibit "B", and public and utility easements

* Exempt transfer under Real Estate Transfer Par. E and Cook County ordinance sec. 5704(E)

REAL ESTATE TRANSFER TAX

01-Dec-2016

CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00

14-28-319-112-1179 | 20161201687523 | 1-854-681-280

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


02-Dec-2016

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00


14-28-319-112-1179 | 20161201687523 | 0-105-089-456

REAL ESTATE TRANSFER TAX

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Signature of GRANTORS:


 Paul F. Praxmarer
 (Printed name)



 Laura L. Praxmarer
 (Printed name)


State of Illinois }
 } ss.
 County of Cook }

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that

 Paul F. Praxmarer

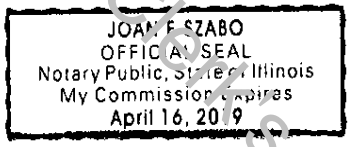
is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official notarial seal, this 3rd day of October, 2016.



 Notary Public

(Seal)



State of Illinois }
 } ss.
 County of Cook }

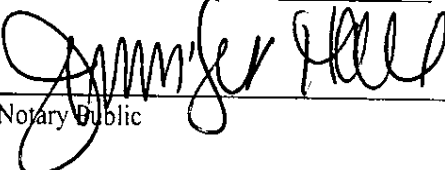
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that

 Laura L. Praxmarer

is 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 signed, sealed and delivered said instrument as his 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 notarial seal, this 18 day of NOV., 2014.





 Notary Public

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(Seal)

Name and address of taxpayer/grantee(s): Please mail to:

Laura L. Praxmarer

2550 N. Lakeview Avenue, Unit N18-01

Chicago, Illinois 60614

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1A:

UNIT N18-01, 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, 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 N18-01, 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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EXHIBIT A-1

LEGAL DESCRIPTION

PARCEL 2A:

UNIT 39, 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 S39, FOR THE BENEFIT OF SAID UNIT 39, 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 39 (the "Parking Unit"), 2550 North Lakeview, Chicago, Illinois 60614

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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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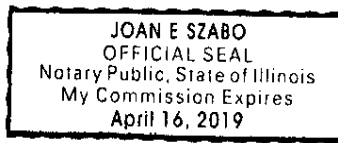
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that to the best of his knowledge, the name of the grantee shown on the deed 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 personal and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: Oct. 31, 2016

SIGNATURE: 

SUBSCRIBED & SWORN to
Before me this 31st day of
October, 2016.



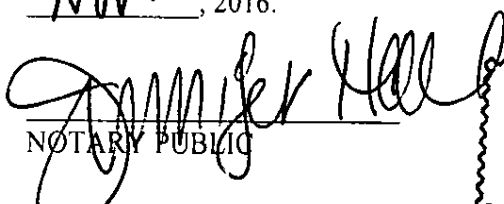

NOTARY PUBLIC

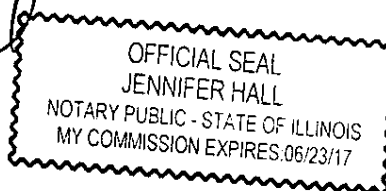
The grantee or his agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a personal and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: Nov. 18, 2016

SIGNATURE: 

SUBSCRIBED & SWORN to
Before me this 18 day of
Nov., 2016.


NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.