

UNOFFICIAL COPY



1709615116D

PREPARED BY:

Patricia A. O'Connor, Esq.
Levenfeld Pearlstein, L.L.C.
2 North LaSalle Street, Suite 1300
Chicago, Illinois 60602

Doc# 1709615116 Fee \$48.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/06/2017 01:16 PM PG: 1 OF 6

WHEN RECORDED

RETURN TO:

James P. and Debra L. Donahugh
2550 N. Lakeview Avenue, #T30-01
Chicago, Illinois 60614

SEND FUTURE TAX BILLS TO:

James P. and Debra L. Donahugh
2550 N. Lakeview Avenue, #T30-01
Chicago, Illinois 60614

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

17003189 Tolini
1 AU

On this 31 day of March, 2017, LINCOLN PARK 2550 CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation (the "Grantor"), whose address is 2550 N. Lakeview Avenue, Chicago, Illinois 60614, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and TRANSFERS to James P. Donahugh and Debra L. Donahugh, husband and wife, whose address is 2550 N. Lakeview Avenue, #T30-01, Chicago, Illinois 60614, all right, title and interest in and to the parking space legally described on Exhibit A attached hereto.

Common Address: Parking Unit 326 (the "Parking Unit"), in the Lincoln Park 2550 Condominium, 2520 N. Lakeview Avenue, Chicago, Illinois 60614

PIN: 14-28-319-115-1112

This is not Homestead property.

Grantor also hereby grants to Grantee, its successors and assigns, all rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

Together with all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

Box 400

JA

UNOFFICIAL COPY

To have and to hold the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

[Signature begins on next page]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1A:

UNIT 326 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 UNIT IN PARCEL 1A 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 AREAS 5, 26 FOR THE BENEFIT OF SAID UNIT 326, 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 Parking Unit 326, in the Lincoln Park 2550 Condominium, ~~1390~~ ²⁵²⁰ N. Lakeview Avenue, Chicago, Illinois 60614

PIN: 14-28-319-115-1112

UNOFFICIAL COPY

EXHIBIT B

PERMITTED ENCUMBRANCES

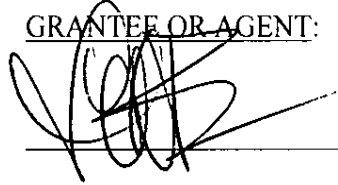
1. General real estate taxes not due and payable on the date hereof;
2. The Illinois Condominium Property Act;
3. Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws relating to Lincoln Park 2550, a Parking Condominium, dated December 16, 2011 and recorded on December 29, 2011 in the Office of the Cook County Recorder of Deeds as Document Number 1136318008 (as amended from time to time);
4. Applicable zoning and building laws and ordinances and other ordinances of record;
5. Encroachments, if any, which do not materially affect the use of the Parking Unit as a unit parking space;
6. Leases and licenses affecting the Common Elements;
7. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Parking Unit as a unit parking space;
8. 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);
9. Any construction easement agreement including all amendments and exhibits thereto;
10. Acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and
11. Liens and other matters of title over which Chicago Title Insurance Company is willing to insure at Grantor's expense.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

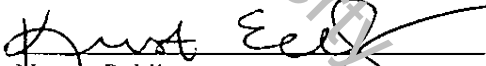
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

GRANTEE OR AGENT:



Dated: March 3, 2017

Subscribed and sworn to before me this 31 day of March, 2017



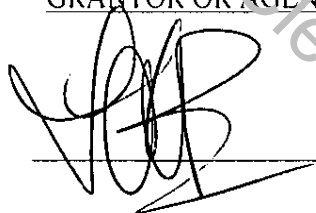
Notary Public



My Commission Expires: 5.28.17 (Seal)

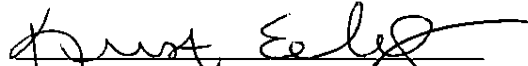
The grantor or his agent affirms and verifies that the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

GRANTOR OR AGENT:



Dated: March 31, 2017

Subscribed and sworn to before me this 31 day of March, 2017



Notary Public



My Commission Expires: 5.28.17 (Seal)

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.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)