

**DEED IN TRUST  
Individual To Individual**

Doc#: 1714615198 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/26/2017 12:23 PM Pg: 1 of 3

Dec ID 20170501662492  
ST/CO Stamp 0-492-336-832 ST Tax \$4,932.00 CO Tax \$2,466.00  
City Stamp 1-527-687-616 City Tax: \$51,786.00

**THE GRANTORS**

**Sean Salehi and Mahtab Hariri-Salehi, Husband and Wife,**

*(The Above Space for Recorder's Use Only)*


Of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and all other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **THE GRANTEE**

**Victor Ciardelli, as Trustee of the Victor Ciardelli Revocable Trust  
Dated December 23, 2016  
2550 N. Lakeview Ave., #S-1601, Chicago, IL 60614**

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See Attached Exhibit "A" for legal description). TO HAVE AND TO HOLD said premises forever. **SUBJECT TO:** General Real Estate Taxes for 2016 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

**Address: 2550 N. Lakeview Ave., #S-1601, P-28 & P-186, Chicago, IL 60614  
Permanent Index Number: 14-28-319-112-1127, 14-28-319-115-1213 & 14-28-319-115-1087**

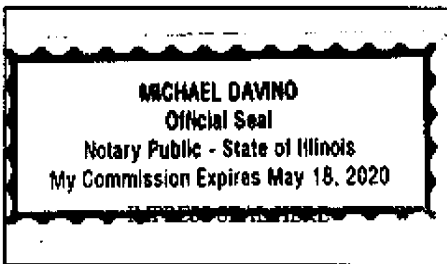
DATED this 22 day of May, 2017.

  
\_\_\_\_\_  
Sean Salehi (SEAL)

  
\_\_\_\_\_  
Mahtab Hariri-Salehi (SEAL)

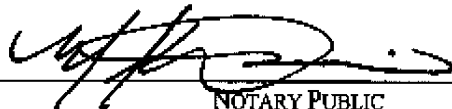
I, the undersigned, a Notary Public in Cook County, the State of Illinois, DO HEREBY CERTIFY that:

**Sean Salehi and Mahtab Hariri-Salehi**



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 they signed, sealed and delivered the said instrument as their 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 22 day of May, 2017.

Commission expires 5/18 2020   
NOTARY PUBLIC

This instrument was prepared by: DANIEL F. HOFSTETTER, LTD., 161 N. Clark St., Suite 1600, Chicago, IL 60601

# UNOFFICIAL COPY

## Exhibit "A" Legal Description

Address: 2550 N. Lakeview Ave., #S-1601, P-28 & P-186, Chicago, IL 60614

Permanent Index Number: 14-28-319-112-1127, 14-28-319-115-1218 & 14-28-319-115-1087

### PARCEL 1A

UNIT S16-01, 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, CEILING 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, CEILING 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 S16-01, 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.

### PARCEL 1D:

THE EXCLUSIVE RIGHT TO THE USE OF THE STORAGE SPACE R21, FOR THE BENEFIT OF SAID UNIT S16-01, 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.

# UNOFFICIAL COPY

**PARCEL 2A:**

UNITS 28 AND 186 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 SI86 FOR THE BENEFIT OF SAID UNIT 186, 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.

**Mail To:**

**Victor Ciardelli Trust**  
**3940 N. Ravenswood Ave.**  
**Chicago, IL 60613**

**Send Subsequent Tax Bills To:**

**Victor Ciardelli Trust**  
**3940 N. Ravenswood Ave.**  
**Chicago, IL 60613**