

# UNOFFICIAL COPY

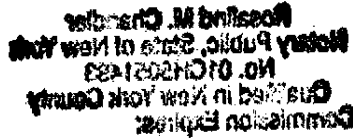
## TRUSTEE'S DEED

This indenture, made this 29<sup>th</sup> day of August, 2017, between **SUSAN A. STONE, AS TRUSTEE OF THE SUSAN A. STONE TRUST DATED OCTOBER 14, 1999**, Grantor, of the City of Chicago, County of Cook, State of Illinois, conveys and warrants to **ANDREW H. SCHAPIRO and TAMAR S. NEWBERGER**, husband and wife, 153 E. 53<sup>rd</sup> Street, NYC, NY 10022, as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, County of New York, Grantees.

Doc#: 1724208071 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/30/2017 10:40 AM Pg: 1 of 4

Dec ID 20170801609404  
ST/CO Stamp 0-300-133-824 ST Tax \$4,532.50 CO Tax \$2,266.25  
City Stamp 1-668-992-448 City Tax: \$47,591.25

WITNESSETH that grantor in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantors as said trustee and of every other power and authority the grantors hereunto enabling, do hereby convey and quitclaim unto the grantees, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:



SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Permanent Real Estate Index Number: 14-28-319-112-1155  
14-28-319-115-1395  
14-28-319-115-1396  
14-28-319-115-1397

Address of Real Estate: 2550 N. Lakeview Avenue, Unit S2206 Chicago, IL 60614 and Parking Spaces 298, 299 and 300.

Subject to covenants, conditions, easements and restrictions of record and general taxes for 2017 and subsequent years. Together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

IN WITNESS WHEREOF, the grantors, as trustees as aforesaid, do hereunto set their hand and seal the day and year first above written.

Chicago Title CMM 17PST281019LZ 1 OF 2

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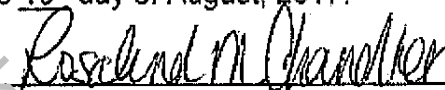
SUSAN A. STONE, AS TRUSTEE OF THE  
SUSAN A. STONE TRUST DATED OCTOBER  
14, 1999

NEW YORK  
STATE OF ILLINOIS )  
NEW YORK ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that SUSAN A. STONE, AS TRUSTEE OF THE SUSAN A. STONE TRUST DATED OCTOBER 14, 1999, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 18<sup>th</sup> day of August, 2017.

Rosalind M. Chandler  
Notary Public, State of New York  
No. 01CH5051493  
Qualified in New York County  
Commission Expires: January 9, 2018

  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT WAS PREPARED BY:  
Barry M. Rosenbloom  
BARRY M. ROSENBLUM, LTD.  
1411 McHenry Road, Suite 125,  
Buffalo Grove, IL 60089

AFTER RECORDING RETURN TO:  
Louis H. Levinson  
Friend, Levinson & Turner, Ltd.  
33 N. LaSalle Street, Suite 3200  
Chicago, IL 60602

SUBSEQUENT TAX BILLS SENT TO:  
Andrew H. Schapiro and Tamar S. Newberger  
2550 N. Lakeview Avenue, Suite S2206  
Chicago, IL 60614

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## EXHIBIT A

### LEGAL DESCRIPTION

#### Parcel 1A:

Unit S22-06 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 unit 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 the three balconies for the benefit of said Unit S22-06, 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:

Units 298, 299 and 300, both inclusive, 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,

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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 S298, S299 and S300, for the benefit of said Unit 298, 299 and 300, a limited common element as delineated on the survey attached to the Declaration of Condominium Ownership for Lincoln Park 2550 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.