

UNOFFICIAL COPY

QUIT CLAIM DEED (ILLINOIS)

**Prepared By and
Return Recorded To:**
Tye J. Klooster, Esq.
Katten Muchin Rosenman LLP
525 West Monroe Street
Chicago, Illinois 60661

MAIL SUBSEQUENT TAX BILLS:
Peter Gedge Johnson
7 Thurloe Avenue
Toronto, Ontario M4S 0B4
Canada



18005291021

Doc# 1800529102 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/05/2018 04:01 PM PG: 1 OF 6

(The Above Space for Recorder's Use Only)

THE GRANTOR, **Peter Gedge Johnson, Trustee of the Peter Gedge Johnson Trust dated August 8, 2006** for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to **Peter G. Johnson**, a married man, residing at 7 Thurloe Avenue, Toronto, Ontario M4S 0B4 Canada, all interest in the following described real estate in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto.

THIS IS NOT A HOMESTEAD PROPERTY

Permanent Real Estate Index Number: 14-28-319-097-1006

Address of Real Estate: 2550 North Lakeview #S701, Chicago, Illinois 60614

#S7-01 #S7-01

This Deed represents a transaction exempt under the provisions of §E, 35 ILCS 200/31-45 of the Real Estate Transfer Tax Law and of Paragraph E, Section 4 of the Cook County Real Property Transfer Tax Ordinance.

Dated: 12-15-17

Signed:

Tye J. Klooster, Attorney for Grantor

[signature page follows]

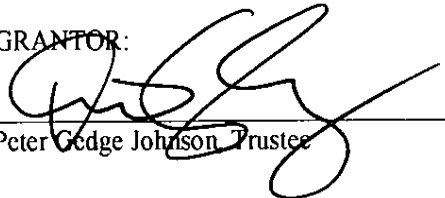
CORD REVIEW

885994 10F1

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EXECUTED this 15th day of December, 2017.

GRANTOR:


Peter Gedge Johnson, Trustee

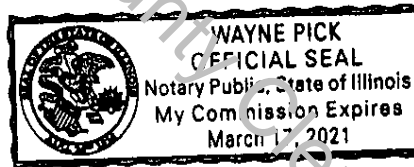
STATE OF Illinois)
) SS.
COUNTY OF Cook)


I, Wayne Pick, a Notary Public in and for said County, in the State aforesaid, do hereby certify Peter Gedge Johnson, personally appeared and proved to me on the basis of satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, and acknowledged that he signed and delivered said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15 day of December, 2017.


NOTARY PUBLIC



(SEAL)



REAL ESTATE TRANSFER TAX		05-Jan-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-28-319-097-1006 | 20171101662094 | 1-889-059-872

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

REAL ESTATE TRANSFER TAX		05-Jan-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-28-319-097-1006 | 20171101662094 | 0-762-104-864

THIS INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN
TITLE INSURANCE CO. AS AN ACCOMMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS EFFECT UPON TITLE.

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Exhibit A

Legal Description

PARCEL 1A:

UNIT S7-01, 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 TWO BALCONIES AND ONE TERRACE FOR THE BENEFIT OF SAID UNIT S7-01, 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 EXCLUSNE RIGHT TO THE USE OF THE STORAGE AREA R10, FOR THE BENEFIT OF SAID UNIT S7-01, 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

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BY AMENDMENT RECORDED JUNE 20, 2012 AS DOCUMENT 1217222014 AND AS AMENDED FROM TIME TO TIME.

Commonly known as Unit S7-01 (the "Residential Unit"), 2550 North Lakeview Ave., Chicago, Illinois 60614

PIN: 14-28-319-097-1006

PARCEL 2A:

UNIT 209 AND 377, 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 S377, FOR THE BENEFIT OF SAID UNIT 377, 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 209 and 377 (the "Parking Unit"), 2550 North Lakeview, Chicago, Illinois 60614

Part of PINs (Unit 209):

- 14-28-319-042-0000 (UNDERLYING LOT 1)
- 14-28-319-044-0000 (UNDERLYING LOT 1B)
- 14-28-319-049-0000 (UNDERLYING LOT 1G)
- 14-28-319-064-0000 (UNDERLYING LOT 2 AND 2)
- 14-28-319-065-0000 (UNDERLYING LOT 2A)
- 14-28-319-066-0000 (UNDERLYING LOT 2B)
- 14-28-319-067-0000 (UNDERLYING LOT 2C)

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14-28-319-068-0000 (UNDERLYING LOT 2D)
14-28-319-069-0000 (UNDERLYING LOT 2E)
14-28-319-070-0000 (UNDERLYING LOT 2F)
14-28-319-071-0000 (UNDERLYING LOT 2G)
14-28-319-072-0000 (UNDERLYING LOT 2H)
PIN: 14-28-319-098-1163 (Unit 377)

Property of Cook County Clerk's Office
COOK COUNTY
RECORDER OF DEEDS

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STATEMENT BY GRANTOR AND GRANTEE

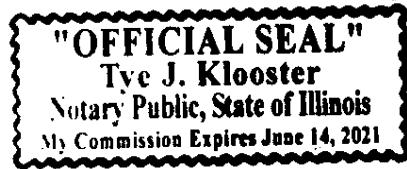
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

Dated: December 27, 2017

Signature: [Handwritten Signature] (Grantor or Agent)

Subscribed and sworn to before me by the said Agent this 27 day of December, 2017

[Handwritten Signature] (Notary Public)



The grantee or his/her 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 person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: December 27, 2017

Signature: [Handwritten Signature] (Grantee or Agent)

Subscribed and sworn to before me by the said Agent this 27 day of December, 2017

[Handwritten Signature] (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.

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