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ILLINOIS TRUSTEE'S DEED

Doc#: 1827719144 Fee: \$62.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/04/2018 10:02 AM Pg: 1 of 8

Dec ID 20181001699439
ST/CO Stamp 0-285-407-392 ST Tax \$1,585.00 CO Tax \$792.50
City Stamp 1-910-208-672 City Tax: \$16,642.50

THE GRANTOR, KELLI WALDEN VENTLING, NOT INDIVIDUALLY, BUT RATHER IN HER CAPACITY AS TRUSTEE OF THE KELLI WALDEN VENTLING 2008 RESTATEMENT OF REVOCABLE TRUST AGREEMENT DATED JUNE 17, 2008, of 7 Calder Park Road, Bluffton, County of Beaufort, South Carolina 29910, for and in consideration of \$10.00 in hand paid, conveys, grants, and quitclaims to THE GRANTEE, PHILLIP M. WANTOCH, a single person, of 2550 N. Lakeview, S2105, Chicago, IL 60614, the following described real estate, situated in Cook County, Chicago, Illinois, as described in "Exhibit Legal Description", and subject to those items set forth in "Exhibit Subject To", with both Exhibits as attached hereto and incorporated herein by this reference; with KELLI WALDEN VENTLING, individually, and her spouse, MICHAEL VENTLING, waiving any and all rights of homestead which they may possess in the subject Real Estate (which is, nevertheless, not presently homestead property); with

Permanent Real Estate Index Numbers: 14-28-319-112-1146 and 14-28-319-115-1268; and an Address of Real Estate: 2550 N. Lakeview, S2105, and Unit 78 in the Lincoln Park 2550, a Parking Condominium, both in Chicago, IL 60614.

Dated this 19th day of September, 2018

Kelli Walden Ventling
KELLI WALDEN VENTLING, AS TRUSTEE
AFORESAID AND INDIVIDUALLY FOR
HOMESTEAD WAIVER PURPOSES

Michael Ventling
MICHAEL VENTLING

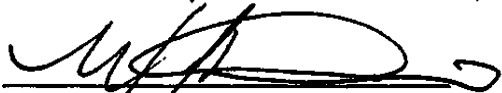
STATE OF Illinois, COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, certify that KELLI WALDEN VENTLING, in her capacity as Trustee of the KELLI WALDEN VENTLING 2008 RESTATEMENT OF REVOCABLE TRUST AGREEMENT DATED JUNE 17, 2008, and individually, and MICHAEL VENTLING, personally known to me to be the persons whose names are subscribed to the foregoing instrument, in her capacity as Trustee as aforesaid, and individually, and MICHAEL

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VENTLING, individually, appeared before me, Michael Davino, this day in person, and acknowledged that KELLI WALDEN VENTLING, in her capacity as Trustee aforesaid, and individually, and MICHAEL VENTLING, individually, 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 19 day of September, 2018.



NOTARY SEAL

NOTARY PUBLIC



Prepared By: Richard M. Dale, Esq., 1346 Jackson, River Forest, IL 60305

Mail To: Daniel Fajerstein, Esq., 513 Chicago Ave., Evanston, IL 60202

Name/Address of Taxpayer: Phillip M. Wantoch, 2550 N. Lakeview, S2105, Chicago, IL 60614

UNOFFICIAL COPY**EXHIBIT LEGAL DESCRIPTION****PARCEL 1A:**

UNIT S21-05 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 THE BALCONY FOR THE BENEFIT OF SAID UNIT S21-05, 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:

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UNIT 78 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 S78, FOR THE BENEFIT OF SAID UNIT 78, 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.

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EXHIBIT SUBJECT TO

Reservations contained in the quit claim deed from missionary sisters of the Sacred Heart to Catholic Health Partners Services to Catholic Health Partners Services, recorded January 27, 2003 as Document 0030118214 reserving the right to enter upon the Land conveyed therein (Underlying Lot 1 in Columbia Hospital Subdivision above +107.00 CCD) for the purpose of gaining access to portions of that part of underlying Lot 1 in Columbia Hospital Subdivision retained by said Missionary Sisters of the Sacred Heart (underlying Lot 1 in Columbia Hospital Subdivision below +107.00 CCD) to repair, maintain and/or replace all or any portion of the improvements on the retained Land, and the terms, provisions and conditions set forth therein.

As released by partial release in the deed from Catholic Health Partners Service to Lake Tower Development LLC, dated June 15, 2006 and recorded June 26, 2006 as Document 0617726147, entered into by the Missionary Sisters of the Sacred Heart solely for the purpose of the partial release.

As also reserved and set forth in Exhibit C of Special Warranty Deed dated June 15, 2006 and recorded June 26, 2006 as Document 0617726149 from Sisters of Missionary Sisters of the Sacred Heart to Lake Tower Development LLC.

Which said reservation in deed 0617726149 was released by release dated February 18, 2011 and recorded February 23, 2011 as Document 1105422145.

(After adjustments in releases noted above, said reservations affects common elements of the Lincoln Park 2550 Condominium - Parcel 1A)

Covenants and restrictions and easements (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons), relating to reciprocal easements for support; facilities, and encroachments, easements for facilities in mechanical room; easements for lobby access; elevator and stairway easement; Level 2 chapel access and ingress and egress related thereto; and easement for refuse storage, and covenants and restrictions relating to various issues including structural support, services to lobby, use, signage, insurance, Liens for failure to perform alterations; amendments, Condo Associations acting for unit owners; as contained in the second amended and restated declaration of Covenants, conditions, restrictions and easements regarding the National Shrine of Saint Frances Xavier Cabrini and Lincoln Park 2550 recorded June 20, 2012 as Document 1217222010.

(affects common elements of Lincoln Park 2550 Condominium Parcel 1A)

and

Easements relating to reciprocal easements for support; ingress and egress through stairwell and parking easements for 10 parking spaces as depicted therein and, upon not less than 24 hours notice, easements for parking spaces for up to an additional 50 vehicles as contained in said document.

(Affects common elements of the Lincoln Park 2550 Parking Condominium Parcel 2A)

Easements or claims of easements to maintain tunnels, various light poles, drains, manholes, overhead wires, power poles, cables, hydrants and transformers on the Land, as disclosed by survey by National Survey Service, Inc. dated May 26, 2010, number N-128314.

(Affects underlying Land)

Covenant recorded July 6, 2009 as Document 0918710065 relating to maintenance and repair of the common sewer lines and water main lines, constructed by Lake Tower Development, LLC and located on the Land from the point of connection to the sewer main or water main in the public street, shall be maintained by owners of the Land.

(Affects underlying Land)

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Exclusive perpetual easement in favor of the missionary sisters of the Sacred Heart, an Illinois not for profit corporation, for religious, charitable and educational activities as created by easement agreement made by and between Lake Tower Development, LLC and the Missionary Sisters of the Sacred Heart, dated February 18, 2011 and recorded February 23, 2011 as Document 1105422146 and as described therein as the garden easement and subject to the terms and conditions contained therein.

(Affects common elements of Lincoln Park 2550 Condominium Parcel 1A and Lincoln Park 2550 Parking Condominium Parcel 2A)

Non exclusive perpetual easement in favor of the Missionary Sisters of the Sacred Heart, an Illinois not for profit corporation, to gain access to portions or all of the grantee's property improvements to repair maintain, alter, restore, reconstruct or replace said improvements as created by easement agreement made by and between Lake Tower Development, LLC and the Missionary Sisters of the Sacred Heart, dated February 18, 2011 and recorded February 23, 2011 as Document 1105422146 and as described therein as the first maintenance easement and subject to the terms and conditions contained therein.

(Affects common elements of Lincoln Park 2550 Condominium Parcel 1A and Lincoln Park 2550 Parking Condominium Parcel 2A)

Non exclusive perpetual easement in favor of the Missionary Sisters of the Sacred Heart, an Illinois not for profit corporation, to gain access to portions or all of the grantee's property improvements to repair maintain, alter, restore, reconstruct or replace said improvements as created by easement agreement made by and between Lake Tower Development, LLC and the Missionary Sisters of the Sacred Heart, dated February 18, 2011 and recorded February 23, 2011 as Document 1105422146 and as described therein as the second maintenance easement and subject to the terms and conditions contained therein.

(Affects common elements of Lincoln Park 2550 Condominium Parcel 1A and Lincoln Park 2550 Parking Condominium Parcel 2A)

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Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons) relating to various matters including easements for maintenance, structural support, facilities, encroachments, and for common walls, ceilings and floors, ventilation vents and emergency pedestrian access; and easements within the garage parcel for the benefit of the residential parcel: signage, access to storage areas, loading dock and trash room, garage service elevator and stairwells, valet parking operations; and easements within the garage parcel for the benefit of the single family homes parcel: for garage access and garage corridor and loading dock; and relating to services, structural support, insurance, maintenance and repair, and relating to third party parking rights within the garage of the Missionary Sisters of the Sacred Heart and non resident purchases of units in the garage parcel as contained in the 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, as amended by amendment recorded June 20, 2012 as Document 1217222013 and as amended from time to time, which does not contain a reversionary or forfeiture clause.

(Affects all)

(a) Terms, provisions, and conditions relating to the easement described as easement parcels on Schedule A, contained in the instrument creating said easement.

(b) Rights of the adjoining owner or owners to the concurrent use of said easement.

(Affects easement Parcels 1B and 2B)

(a) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership for Lincoln Park 2550, a condominium, recorded December 29, 2011 as Document No. 1136316007, as amended by amendment recorded June 20, 2012 as Document 1217222014 and as amended from time to time; and

(b) Limitations and conditions imposed by the Condominium Property Act.

(Affects Lincoln Park 2550 Condominium Parcels 1A and 1C)

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(a) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership for Lincoln Park 2550, a Parking Condominium recorded December 29, 2011 as Document No. 1136318008, as amended by Second Amendment recorded June 20, 2012 as Document 1217222015, and as amended from time to time; and

(b) Limitations and conditions imposed by the Condominium Property Act.

(Affects Lincoln Park 2550 Parking Condo Parcel 2A and 2C)

The developer has reserved the right to add property to the condominium and, in the event of such addition, to reallocate percentage interests in the common elements. The right to add property expires December 29, 2021.

(Affects both Lincoln Park 2550 Condo Parcel 1A and Lincoln Park 2550 Parking Condo Parcel 2A)

Encroachment of the concrete driveway located mainly on the property Westerly and adjoining, onto the Land by approximately 0.56 feet, as shown on Plat of Survey Number N-128314 prepared by National Survey Service, Inc., dated May 13, 2010 and revised May 26, 2010.

(Affects common elements of Lincoln Park 2550 Condominium Parcel 1A)

Encroachment of four of the six bay windows along the Easterly line of the Land, onto the Land Easterly and adjoining by varying amounts but no more than 31 of a foot, as shown on Plat of survey attached to the Lincoln Park 2550, a condominium, recorded December 29, 2011 as Document No. 1136318007.

(Affects common elements of Lincoln Park 2550 Condo Parcel 1A)

Clerk's Office