

# UNOFFICIAL COPY

## QUIT CLAIM DEED

**MAIL TO:**

Colleen M. Healy  
Clingen Callow & McLean, LLC  
2300 Cabot Drive, Suite 500  
Lisle, Illinois 60532

Doc# 1834813088 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/14/2018 03:52 PM PG: 1 OF 6

**NAME & ADDRESS OF TAXPAYER:**

Sean Salehi  
Mahtab Hariri-Salehi  
2550 North Lakeview Avenue, S-301  
Chicago, IL 60614

THE GRANTORS, SEAN SALEHI and MAHTAB HARIRI-SALEHI, husband and wife, as tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), CONVEY AND QUIT CLAIM TO: SEAN SALEHI and MAHTAB HARIRI-SALEHI, and their successors in trust, as Trustees of the TRUST AGREEMENT OF SEAN SALEHI DATED AUGUST 15, 2003, the beneficial interest of said trust being held by Sean Salehi and Mahtab Hariri-Salehi, husband and wife, as tenants by the entirety, 2550 North Lakeview Avenue, S-301, Chicago, Illinois 60614, all of their interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number: 14-28-319-112-1131

Property Address: Chicago,  
2550 North Lakeview Avenue, Unit S-301, Illinois 60614

Dated this 24 day of November, 2018.

SEAN SALEHI

MAHTAB HARIRI-SALEHI

ACCEPTANCE: The foregoing transfer of title/conveyance is hereby accepted by SEAN SALEHI and MAHTAB HARIRI-SALEHI, 2550 North Lakeview Avenue, Unit S-301, Chicago, Illinois 60614, Trustees of the TRUST AGREEMENT OF SEAN SALEHI DATED AUGUST 15, 2003.

SEAN SALEHI, Trustee of the  
Trust Agreement of Sean Salehi dated August 15, 2003

MAHTAB HARIRI-SALEHI, Trustee of the  
Trust Agreement of Sean Salehi dated August 15,  
2003

REAL ESTATE TRANSFER TAX 14-Dec-2018



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

14-28-319-112-1131 | 20181201659454 | 0-912-557-728

REAL ESTATE TRANSFER TAX 14-Dec-2018



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

14-28-319-112-1131 | 20181201659454 | 1-540-130-464

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

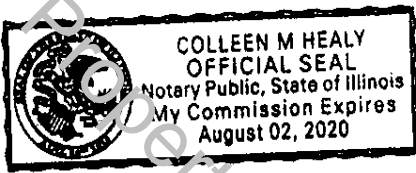
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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF DuPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SEAN SALEHI and MAHTAB HARIRI-SALEHI, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24<sup>th</sup> day of November, 2018.

[SEAL]



Colleen M Healy  
Notary Public

Cook County - City of Chicago  
ILLINOIS TRANSFER STAMP

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E),  
SECTION 31-45 ILLINOIS PROPERTY TAX CODE

DATE: 11/24/18

Colleen M Healy  
Grantor, Grantee or Representative

NAME AND ADDRESS OF PREPARER:

Colleen M. Healy  
Clingen Callow & McLean, LLC  
2300 Cabot Drive, Suite 500  
Lisle, Illinois 60532

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1A:

UNIT S3-01, 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, L.L.C., 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, STORAGE LOADING DOCK, TRASH ROOM, GARAGE SERVICE ELEVATOR AND STAIRWELLS, VALET PARKING OPERATIONS OVER THOSE PARTS OF THE GARAGE PARCEL (A) 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 S3-01, 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.

Commonly known as Unit S3-01 (the "Residential Unit"), 2550 North Lakeview, Chicago, Illinois 60614

PIN(s): Part of 14-28-319-037; 14-28-319-039; 14-28-319-041

Clerk's Office

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## EXHIBIT A-1

### LEGAL DESCRIPTION

#### PARCEL 2A:

UNIT 244, 245 and 246, 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.

Commonly known as Unit 244, 245 and 246 (the "Parking Unit"), 2550 North Lakeview, Chicago, Illinois 60614  
Part of PINs: 14-28-319-029; 14-28-319-034; 14-28-319-037

Cook County Clerk's Office

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## 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 Condominium, dated December 16, 2011 and recorded on December 29, 2011 in the Office of the Cook County Recorder of Deeds as Document Number 1136318007 (as amended from time to time);
- (4) 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);
- (5) Applicable zoning and building laws and ordinances and other ordinances of record;
- (6) Encroachments, if any, which do not materially affect the use of the Residential Unit as a residence and which do not materially affect the use of the Parking Unit as a unit parking space;
- (7) Leases and licenses affecting the Common Elements;
- (8) Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Residential Unit as a residence and which do not materially affect the use of the Parking Unit as a unit parking space;
- (9) 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);
- (10) Any construction easement agreement including all amendments and exhibits thereto;
- (11) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and
- (12) Liens and other matters of title over which Chicago Title Insurance Company is willing to insure at Grantor's expense.

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## STATEMENT BY GRANTOR AND GRANTEE

*[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]*

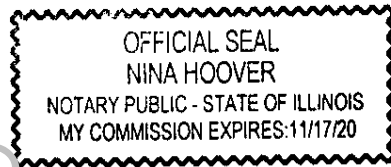
The grantor or its agent affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: December 4, 2018

Angela K. Over  
Grantor or Agent

Subscribed and Sworn to before me this  
4th day of December, 2018

Nina Hoover  
Notary Public



My Commission Expires: 11-17-20

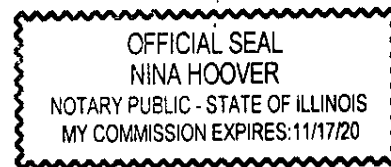
The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4, 2018

Angela K. Over  
Grantee or Agent

Subscribed and Sworn to before me this  
4th day of December, 2018

Nina Hoover  
Notary Public



My Commission Expires: 11-17-20

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.