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TRUSTEE'S DEED TENANCY BY THE ENTIRETY

Doc#: 1907057675 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/11/2019 10:24 AM Pg: 1 of 3

This indenture made this 28th day of February, 2019 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 21st day of February, 2014, and known as Trust Number **8002364095**, party of the first part, and

Dec ID 20190201611514
ST/CO Stamp 1-613-953-440 ST Tax \$4,350.00 CO Tax \$2,175.00
City Stamp 0-348-415-392 City Tax: \$45,675.00

LEO A. SMITH & HEATHER A. STEANS, a married couple, not as tenants in common, not as joint tenants, but as tenants by the entirety party of the second part,

Reserved for Recorder's Office

whose address is:
2550 N. Lakeview Avenue, Unit S2503
Chicago, IL 60614

WITNESSETH, That said party of the first part in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said parties of the second part, not as tenants in common, not as joint tenants, but as tenants by the entirety, the following described real estate, situated in COOK County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A" AND MADE A PART HEREOF:

Property Address: 2550 N. Lakeview Avenue, Units ~~2503~~⁵, P-9, P-10, & P-11, Chicago, IL 60614

Permanent Tax Number: 14-28-319-112-1118; 14-28-319-11~~2~~⁵-1199; 14-28-319-11~~2~~⁵-1200; 14-28-319-11~~5~~⁵-1201

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever, not as joint tenants with rights of survivorship and not as tenants in common, but as tenants by the entirety.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: [Signature]
Kelli A. Wyzykowski - Vice President

State of Illinois
County of Cook SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 28th day of February, 2019.



[Signature]
NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME Nathan Fahrner
Perkins Cole

ADDRESS 131 N. LaSalle St. Suite 1700

CITY, STATE Chicago IL 60603

SEND SUBSEQUENT TAX BILLS TO:

NAME Leo Smith

ADDRESS 2550 N. Lakeview Ave Unit TE 503

CITY, STATE Chicago IL 60614

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Exhibit A

Parcel 1A:

Unit T25-03, 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 one balcony and one terrace for the benefit of said unit T25-03, 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 9, 10 and 11, 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 areas S9, S10 and S11, for the benefit of said units 9, 10 and 11, 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.