

# UNOFFICIAL COPY

Doc# 1907706155 Fee: \$54.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/18/2019 01:02 PM Pg: 1 of 4

Dec ID 20190301619994  
ST/CO Stamp 0-748-088-736 ST Tax \$1,490.00 CO Tax \$745.00  
City Stamp 1-950-160-288 City Tax: \$15,645.00

## TRUSTEE'S DEED

This Agreement made this 13<sup>th</sup> day of March, 2019, between Thomas J. Dickson, as Trustee of the Thomas J. Dickson Declaration of Trust under a trust agreement dated July 26, 2006, Grantor, and Stephen D. Smart and Jill B. Smart, of 5420 Challen Place, Downers Grove, Illinois, Grantees.

WITNESSETH, the Grantor, in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and pursuant to the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and warrant unto Stephen D. Smart and Jill B. Smart, his wife, not in tenancy in common, but in joint tenancy with right of survivorship, the following described Real Estate situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to wit:

For Legal Description see Exhibit "A" attached hereto and made a part hereof

Subject to: general real estate taxes not due and payable; covenants, conditions, and restrictions of record; building lines and easements, if any.

19001326NC

Property Index Numbers: 14-28-319-112-1024 & 14-28-319-115-1082

Chicago Title

Address of real estate: Unit S7-04 & Parking Space 181, 2550 N. Lakeview Avenue, Chicago, Illinois 60614

IN WITNESS WHEREOF, the Grantor, Thomas J. Dickson, as Trustee aforesaid, has hereunto set his hand and seal the day and year first above written.


  
Thomas J. Dickson, Trustee aforesaid

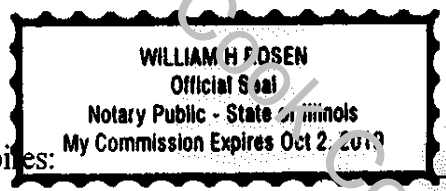
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State of Illinois )  
 ) SS  
County of LAKE )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Thomas J. Dickson, as Trustee of the Thomas J. Dickson Declaration of Trust under a trust agreement dated July 26, 2006, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such trustees, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13<sup>th</sup> day of MARCH, 2019.

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






My Commission Expires:

This instrument was prepared by William H. Rosen, Esq., 33 N. Dearborn Street, Suite 2220, Chicago, Illinois 60602

Return To:  
  
Jodiann N. Pacer  
Attorney At Law  
824 S. Scoville Avenue  
Oak Park, Illinois 60304

Send Subsequent Tax Bills To:  
  
Stephen D. Smart & Jill B. Smart  
2550 N. Lakeview Avenue  
Unit S7-04  
Chicago, Illinois 60614

REAL ESTATE TRANSFER TAX		18-Mar-2019
	CHICAGO:	11,175.00
	CTA:	4,470.00
	<b>TOTAL:</b>	<b>15,645.00 *</b>
14-28-319-112-1024   20190301619994   1-950-160-288		

REAL ESTATE TRANSFER TAX		18-Mar-2019
	COUNTY:	745.00
	ILLINOIS:	1,490.00
	<b>TOTAL:</b>	<b>2,235.00</b>
14-28-319-112-1024   20190301619994   0-748-088-736		

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

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## Exhibit "A"

### PARCEL IA:

UNIT S7-04 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 IA 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 IC:

THE EXCLUSIVE RIGHT TO THE USE OF THE BALCONY, FOR THE BENEFIT OF SAID UNIT S7-04, 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.

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## PARCEL 2A:

UNIT 181 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 S181, FOR THE BENEFIT OF SAID UNIT 181, 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.

Property Index Numbers: 14-28-319-112-1024 & 14-28-319-115-1082

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