

# UNOFFICIAL COPY

Doc#. 1910513077 Fee: \$56.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/15/2019 09:55 AM Pg: 1 of 5

**THIS DOCUMENT WAS  
PREPARED BY:**

Lisa J. Saul, Esq.  
Forde Law Offices LLP  
111 W. Washington Street, Suite 1100  
Chicago, Illinois 60602

Dec ID 20190401638683  
ST/CO Stamp 1-057-047-456 ST Tax \$1,975.00 CO Tax \$987.50  
City Stamp 1-460-323-232 City Tax: \$20,737.50

**AFTER RECORDING, RETURN TO:**

DANA SIRAGUSA  
25 E. Washington St #700  
Chicago, IL 60602

**TRUSTEE'S DEED**

THIS INDENTURE is made as of this 26<sup>th</sup> day of March, 2019 by and between Peter C. Mitchell, as Trustee of the Declaration of Trust of Peter C. Mitchell dated February 22, 2016 (the "Grantor as Trustee"), and Michael Moran of the City of Chicago, county of Cook and state of Illinois (the "Grantee").

WITNESSETH, that Grantor as Trustee, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations and pursuant to the power and authority vested in the Grantor as Trustee to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND QUIT CLAIMS unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as Exhibit A and hereby made a part hereof, Subject to those exceptions set forth on Exhibit B attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGES FOLLOWS

***Send Subsequent Tax Bills To:***

Michael Moran  
2550 North Lakeview Avenue, Unit N1204  
Chicago, Illinois 60614

PT 19-49540  
182

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IN WITNESS WHEREOF, Grantor as Trustee aforesaid has hereunto set in hand and sealed this 26<sup>th</sup> day of March, 2019.

**Peter C. Mitchell, as Trustee of the Declaration of Trust of Peter C. Mitchell dated February 22, 2016**

By:   
**Peter C. Mitchell, as Trustee**

State of Missouri )  
County of St. Louis ) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Peter C. Mitchell**, 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 this said instrument as his 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 26<sup>th</sup> day of March, 2019.

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

Commission expires:



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## Exhibit A

### Parcel 1A:

Unit N1204, 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 easement is 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 for the benefit of said unit N12-04, 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.

### Parcel 1D:

The exclusive right to the use of the storage area R50, for the benefit of said unit N12-04, 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.

### Parcel 2A:

Unit 29, 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.

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Continued

**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.

14-28-319-112-1056

14-28-319-115-1219

Common Address: 2550 N. Lakeview Ave, Unit N1204 and Parking Unit 29  
Chicago, Illinois 606014

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## EXHIBIT B

### EXCEPTIONS TO TITLE

1. Real estate taxes for 2018 2<sup>nd</sup> Installment and subsequent years.
2. Acts done by or suffered through Buyer.
3. Covenants, Conditions, Ordinances, Easements, Encroachments, Agreements and Restrictions of Record.

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