

# UNOFFICIAL COPY

Doc#: 1912115019 Fee: \$54.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/01/2019 12:09 PM Pg: 1 of 4

Dec ID 20190401653170  
ST/CO Stamp 1-983-597-472 ST Tax \$2,180.00 CO Tax \$1,090.00  
City Stamp 0-493-689-760 City Tax: \$22,890.00

## WARRANTY DEED ILLINOIS STATUTORY

PT19-50777A 1 of 1

(The Above Space for Recorder's Use Only)

THE GRANTORS John DiCiurcio and Nancy DiCiurcio, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Thomas Groos and Lisa Groos, husband and wife, of 2250 N. Lakeview, Unit S1403, Chicago, IL 60614, as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): 14-28-319-112-1206 and 14-28-319-115-1250 & 14-28-319-115-1046

Property Address: 2550 N. Lakeview Ave., Unit N18-04, P-60, P-145, Chicago, IL 60614

**SUBJECT TO:** Covenants; conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this 7 day of April, 2019.

(X) [Signature] (Seal)  
John DiCiurcio

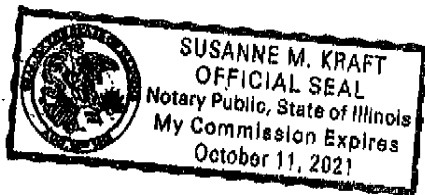
(X) [Signature] (Seal)  
Nancy DiCiurcio

STATE OF ILLINOIS     )  
  ) SS,  
COUNTY OF LAKE     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John DiCiurcio and Nancy DiCiurcio 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 in the 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 notarial seal, this 7 day of April, 2019.

[Signature]  
Notary Public



THIS INSTRUMENT PREPARED BY  
Law Office of Judy L. DeAngelis  
767 Walton Lane  
Grayslake, IL 60030

MAIL TO:  
Leo Aubel  
Howard & Howard Attorneys PLLC  
200 S. Michigan Ave., Suite 1100  
Chicago, IL 60604

SEND SUBSEQUENT TAX BILLS TO:  
Thomas Groos  
2550 N. Lakeview Ave., Unit N1 8-04  
Chicago, IL 60614

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## EXHIBIT "A"

### Parcel 1A:

Unit N18-04, 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:

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 N18-04, 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 2A:

Units 60, 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:

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 S60, for the benefit of Unit 60, 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.

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**Parcel 3A:**

Units 145, 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 3B:**

A non-exclusive easement for the units in Parcel 3A 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 3C:**

The exclusive right to the use of the Storage area S145, for the benefit of Unit 145, 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.