

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (ILLINOIS)

THE GRANTOR DANIEL J. ROESCH, married to AMY ROESCH of 3761 Dillon Court, Downers Grove, Illinois for and in consideration of Ten and 00/100ths (\$10.00) DOLLARS, and for good and other valuable consideration in hand paid, CONVEYS and WARRANTS to TERRY PEIGH and CINDY G FLUXGOLD, as husband & wife, as the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Doc#: 1916355329 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/12/2019 11:12 AM Pg: 1 of 2

Dec ID 20190501682187  
ST/CO Stamp 1-379-237-792 ST Tax \$15.00 CO Tax \$7.50  
City Stamp 1-121-140-640 City Tax: \$157.50

\* Joint tenants

Chicago Title - und  
19CA 8921881 NC (all) **SEE ATTACHED LEGAL DESCRIPTION**

Hereby releasing any claim that Grantor(s) may have under the Homestead Exemption Laws of the State of Illinois.

Subject to covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate transferred herein; general real estate taxes for the year 2018 and subsequent years.

**Property Address:** 2550 N. Lakeview Ave, Parking Space 118, Chicago, IL 60614

**PIN(s):** 14-28-319-115-1019

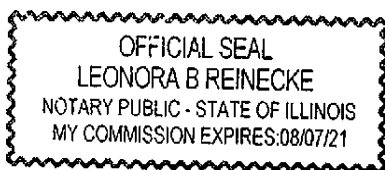
**Date:** MAY 28<sup>TH</sup>, 2019

Daniel J. Roesch  
DANIEL J. ROESCH

Amy Roesch  
AMY ROESCH, solely for the purpose of waiving homestead exemptions

State of IL )  
County of DuPage ) SS

The undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that DANIEL J. ROESCH and AMY ROESCH appeared before me this day in person, and acknowledged that they signed 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 May 28, 2019  
Leonora B. Reinecke  
NOTARY PUBLIC

This instrument was prepared by: Katherine G. Bills, Esq., Hardt Stern & Kayne, P.C. 2610 Lake Cook Rd. Ste. 200 Riverwoods, IL 60015

MAIL TO:

Jonathan Aven  
180 N Michigan Ave 2105  
Chicago IL 60601

**SEND SUBSEQUENT TAX BILLS TO:**  
Terry Peigh and Cindy G. Fluxgold  
2550 N. Lakeview Ave., S906  
Chicago, Illinois 60614

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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 2A:

UNIT 118 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 S118, FOR THE BENEFIT OF SAID UNIT 118, LIMITED COMMON ELEMENTS 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.

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