

UNOFFICIAL COPY

Doc#: 1922449106 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/12/2019 09:35 AM Pg: 1 of 3

Dec ID 20190701626264
ST/CO Stamp 1-778-150-496 ST Tax \$1,055.00 CO Tax \$527.50
City Stamp 0-815-307-872 City Tax: \$11,077.50

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTORS Thomas Tyden Groos and Lisa Tofany Groos, 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 John F. Nichols, a married man, of 2625 W. Peterson Ave., Chicago, IL 60659, 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): 14-28-319-112-1135 and 14-28-319-115-1046

Property Address: 2550 N. Lakeview Ave., Unit S14-03 & P-145, Chicago, IL 60614

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; and general real estate taxes not 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 18 day of July, 2019.

(X) Thomas T. Groos (Seal)
Thomas Tyden Groos

(X) Lisa T Groos (Seal)
Lisa Tofany Groos

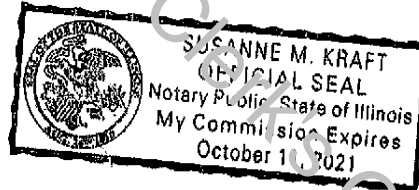
STATE OF ILLINOIS)
) SS,
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas Tyden Groos and Lisa Tofany Groos 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 18 day of July, 2019.

Susanne M. Kraft
Notary Public

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



MAIL TO:

Law Offices of Roger J. Kelly
55 W. Wacker Dr., Suite 1400
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

John F. Nichols
2550 N. Lakeview Ave., Unit S14-03 & P-145
Chicago, IL 60614

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EXHIBIT A

Parcel 1A:

Unit S14-03, 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 two balconies for the benefit of said unit S14-03, 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:

Unit 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 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 S145, for the benefit of said 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.