

# UNOFFICIAL COPY

Doc#: 1925546061 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/12/2019 09:58 AM Pg: 1 of 5

Dec ID 20190801677064  
ST/CO Stamp 0-889-965-152 ST Tax \$3,975.00 CO Tax \$1,987.50  
City Stamp 0-788-466-272 City Tax: \$41,737.50

## TRUSTEE'S DEED

This Trustee's Deed made this 28<sup>th</sup> day of August, 2019, between Thomas J. Dickson, as Trustee of the Thomas J. Dickson Declaration of Trust dated July 26, 2006 and as thereafter amended, Grantor, and James A. Kartheiser and Katherine Kennedy Kartheiser, as husband & wife of 2550 N. Lakeview, Chicago, 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 James A. Kartheiser and Katherine A. Kennedy Kartheiser, as tenants to the entirety, 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 have and to hold said premises forever:

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; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws.

Property Index Numbers: 14-28-319-112-1001 & 14-28-319-115-1240 & 14-28-319-115-1133

Address of real estate: Unit S12-01 & Parking Space 50 & Parking Space 347, 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

19011362 NC 10/2  
PAB

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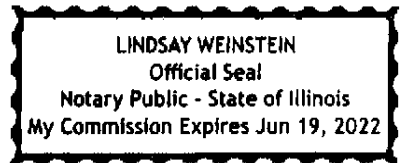
State of Illinois )  
County of COOK ) SS

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 dated July 26, 2006 and as thereafter amended, 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 28 day of August, 2019.

Lindsay Weinstein  
Notary Public

My Commission Expires: 10/19/22



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

Return To:

Marcia Owens  
Hamilton Thies & Lorch LLP  
200 S. Wacker Drive  
Suite 3800  
Chicago, Illinois 60606

Send Subsequent Tax Bills To:

Katherine Kennedy-Kartheiser, Trustee  
2550 N. Lakeview Avenue  
Unit S12-01  
Chicago, Illinois 60614

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## EXHIBIT A

Order No.: 19011362NC

For APN/Parcel ID(s): 14283191121001, 14-28-319-115-1240 and 14-28-319-115-1133

### PARCEL 1A:

UNITS S12-01 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 AND ONE TERRACE, FOR THE BENEFIT OF SAID UNIT S12-01, 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 STORAGE SPACE R70, FOR THE BENEFIT OF SAID UNIT S12-01A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO

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## EXHIBIT A

(continued)

THE DECLARATION RECORDED DECEMBER 29, 2011 AS DOCUMENT NO. 1136318007, AS AMENDED BY AMENDMENT RECORDED JUNE 20, 2012 <AD 1217222014, AND AS AMENDED FROM TIME TO TIME.

### PARCEL 2A:

UNIT 50 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 3A:

UNIT 347, 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: GARAGE PARCEL EASEMENTS

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

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## EXHIBIT A

(continued)

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 S347, FOR THE BENEFIT OF SAID UNIT 347, 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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