

# UNOFFICIAL COPY

PT20-57183 FA

TRUSTEE'S DEED  
(ILLINOIS)

1-4/1 @

Doc#: 2024620043 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/02/2020 10:01 AM Pg: 1 of 4

Dec ID 20200401656850  
ST/CO Stamp 2-086-253-792 ST Tax \$877.50 CO Tax \$438.75  
City Stamp 1-187-230-944 City Tax: \$9,213.75

THE GRANTOR Jody Verson as Trustee of the Jody Verson Revocable Trust under Agreement dated November 19, 1992, as amended February 10, 2012, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, CONVEYS AND WARRANTS to Donna M. Pawl-Smith, a married woman, at all interest in the following described real estate commonly known as 2550 N. Lakeview Ave., Unit N7-01 and Parking 166, Chicago, IL 60614, and legally known as:

## LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

**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; homeowners or condominium association declaration and bylaws, if any; 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.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto.

Permanent Real Estate Index Number(s): 14-28-319-112-1044 and 14-28-319-115-1067

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Dated this 17<sup>th</sup> day of April, 2020.

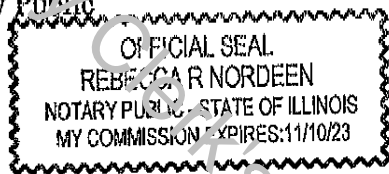
X Jody Verson as Trustee of the Jody Verson Revocable Trust (Seal)  
Jody Verson as Trustee of the Jody Verson Revocable Trust under Agreement dated November 13, 1992, as amended February 10, 2012

STATE OF ILLINOIS        )  
  ) SS,  
COUNTY OF LAKE        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jody Verson as Trustee of the Jody Verson Revocable Trust under Agreement dated November 13, 1992, as amended February 10, 2012 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 it signed, sealed and delivered in the instrument as its 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 17<sup>th</sup> day of April, 2020.

Rebecca R Nordeen  
Notary Public



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

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

SEND SUBSEQUENT TAX BILLS TO:  
Donna Smith  
2550 N. Lakeview Ave., Unit N7-01  
Chicago, IL 60614

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## EXHIBIT "A"

### Parcel 1A:

Unit N7-01 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 one balcony for the benefit of Said Unit N7-01, 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 2A:

Unit 166 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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## 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 S166, for the benefit of Said Unit 166, a limited common element 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.

Property of Cook County Clerk's Office