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Doc#. 2031607258 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/11/2020 01:42 PM Pg: 1 of 4

Dec ID 20200801667281
ST/CO Stamp 2-057-562-592 ST Tax \$1,365.00 CO Tax \$682.50
City Stamp 0-446-949-856 City Tax: \$14,332.50

PT 20-62684 FA 10
WARRANTY DEED
ILLINOIS STATUTORY

Property of COOK COUNTY CLERK'S OFFICE

(The Above Space for Recorder's Use Only)

THE GRANTOR Jeri J. Schuckit, aka Jeri Jo Starbuck, divorced and not since remarried, and Robert Schuckit, by Jeri J. Schuckit, aka Jeri Jo Starbuck, attorney-in-fact, divorced and not since remarried, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Peter Tansavatdi and Srisamon Tansavatdi, as Trustees of the Tansavatdi Family Trust dated December 9, 2004, 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"

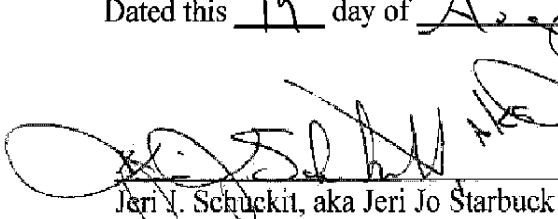
Permanent Index Number(s): 14-28-319-112-1141 and 14-28-319-115-1054 *and* 14-28-319-115-1053
Property Address: 2550 N. Lakeview Ave., Unit S14-04 and P-152 & P-153, Chicago, IL 60614

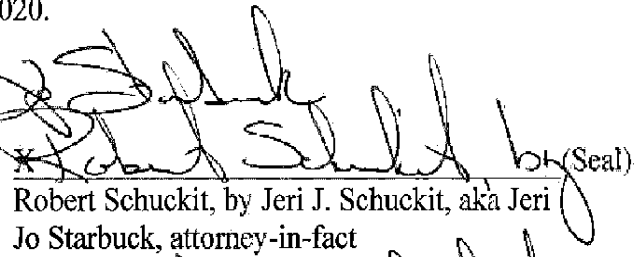
SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes 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

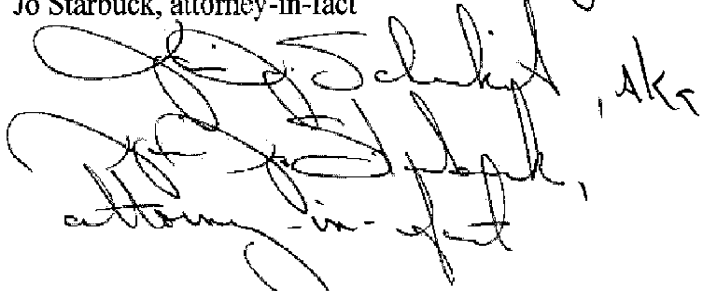
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Dated this 19 day of Aug., 2020.

 (Seal)
Jeri J. Schuckit, aka Jeri Jo Starbuck

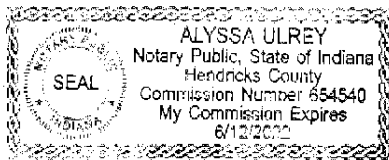
 (Seal)
Robert Schuckit, by Jeri J. Schuckit, aka Jeri Jo Starbuck, attorney-in-fact

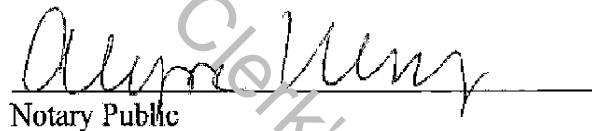
STATE OF ILLINOIS)
) SS,
COUNTY OF LAKE)


Jeri J. Schuckit, aka
Jeri Jo Starbuck,
attorney-in-fact

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jeri J. Schuckit, aka Jeri Jo Starbuck and Robert Schuckit, by Jeri J. Schuckit, aka Jeri Jo Starbuck, attorney-in-fact, 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 19 day of August, 2020.




Notary Public

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

MAIL TO:

Jakubco, Richards & Jakubco, P.C.
2224 W. Irving Park Road
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Paul Tansavatdi
2550 N. Lakeview Ave., Unit S14-04
Chicago, IL 60614

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EXHIBIT "A"

Parcel 1A:

Unit S14-04, 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 two balconies for the benefit of said unit S14-04, 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 152 and 153, 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 S152 and S153, for the benefit of said unit 152 and 153, 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.

Property of Cook County Clerk's Office