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Doc# 2116128152 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/10/2021 03:52 PM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY

11 PTA- 723889A
Mail To:

Huck Bourne
1755 S Naperville Rd Ste 300
Whitton IL 60189

Dec ID 20210501630358
ST/CO Stamp 0-369-559-824 ST Tax \$24.00 CO Tax \$12.00
City Stamp 0-011-006-224 City Tax: \$252.00

Name & Address of Taxpayer:

James Tracy O'Rourke III, Trustee of the
James Tracy O'Rourke III Living Trust
dated August 13, 2014

2550 N. Lakeview Ave., Unit F N 1704

Chicago, IL, 60614

Prepared by: Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521

THE GRANTOR(S) Simon P. Ros, divorced and not since remarried of 2550 N. Lakeview Ave, Unit S607, Chicago IL 60614, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to James Tracy O'Rourke III, Trustee of the James Tracy O'Rourke III Living Trust dated August 13, 2014,

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

- Individually
 as Tenants in Common
 as Joint Tenants
 not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is 2550 N. Lakeview Avenue, Unit N 1704, Chicago, IL 60614, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

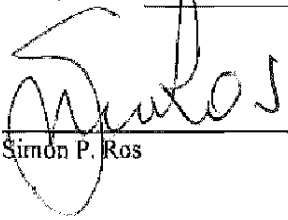
SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number: 14-28-319-115-1061
Address of Real Estate: 2550 N. Lakeview Avenue, Unit P-160, Chicago, IL 60614

Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074

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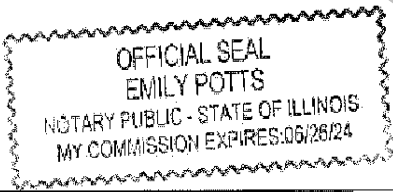
Dated this 5th day of May, 2021.

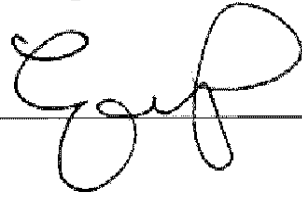

Simon P. Ros

STATE OF ILLINOIS, COUNTY OF DULPAGE SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Simon P. Ros**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 official seal, this 5th day of May, 2021.




(Notary Public)

Notary Public of Cook County Clerk's Office

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Exhibit A

Parcel 1:

Unit 160 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 No. 1129722061, and re-recorded November 23, 2011 as Document No. 1132729082;

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded December 29, 2011 as Document No. 1136318008, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

A non-exclusive easement for the Unit in Parcel 1, 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 No. 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 3:

The exclusive right to the use of the Storage Areas S160, for the benefit of said Unit 160, 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 No. 1117222015, and as amended from time to time.

Property of Cook County Clerk's Office