

# UNOFFICIAL COPY

Doc#: 2123546437 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/23/2021 02:29 PM Pg: 1 of 4

Dec ID 20210701622627  
ST/CO Stamp 1-038-989-072 ST Tax \$1,825.00 CO Tax \$912.50  
City Stamp 1-569-240-848 City Tax: \$19,162.50

RD 21-0996  
WARRANTY DEED  
ILLINOIS STATUTORY  
Individual

THE GRANTOR, ETHAN HALL, a married man, married to ALYSON JO COATES, of 2550 N. Lakeview, #N705, City of Chicago, County of COOK, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JENNIFER P. BRADY-WILSON, Trustee, The JENNIFER P. BRADY-WILSON TRUST, ~~of~~ W/AD 1-19-2017, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

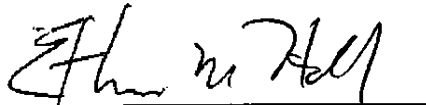
SEE ATTACHED EXHIBIT "A"

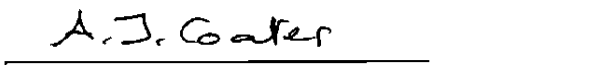
SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable.

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

Permanent Real Estate Index Number(s): 14-28-319-112-1070, 14-28-319-115-1077, 14-28-319-115-1078  
Address(es) of Real Estate: 2550 N. Lakeview Ave. #N705 & P176/P177, Chicago, IL 60614.

Dated this 3<sup>rd</sup> day of August, 2021.

  
ETHAN HALL


  
ALYSON JO COATES (signing to release homestead rights)

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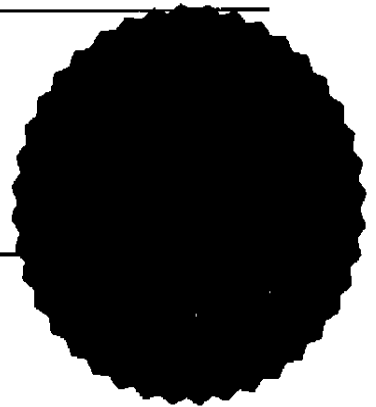
England  
Gerard's Cross ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ETHAN HALL, a married man, and ALYSON JO COATES, his wife, 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 3<sup>rd</sup> day of August, 2021.



  
\_\_\_\_\_  
(Notary Public)  
My Commission is for LIFE

Prepared by:  
Richard C. Spain, Esq.  
Spain, Spain & Varnet P.C.  
33 N. Dearborn Street, Suite 2220  
Chicago, IL 60602




Mail To:  
James Zazzakis, Esq.  
3832 N. Ashland Ave. #1S  
Chicago, IL 60613  
MAIL TO AND

Name and Address of Taxpayer:  
Jennifer P. Brady-Wilson, Trustee  
2550 N. Lakeview Ave. #N705  
Chicago, IL 60614

REAL ESTATE TRANSFER TAX		19-Aug-2021
	COUNTY:	912.50
	ILLINOIS:	1,825.00
	TOTAL:	2,737.50

14-28-319-112-1070 | 20210701622627 | 1-038-989-07:

REAL ESTATE TRANSFER TAX		19-Aug-2021
	CHICAGO:	13,687.50
	CTA:	5,475.00
	TOTAL:	19,162.50 *

14-28-319-112-1070 | 20210701622627 | 1-569-240-848

\* Total does not include any applicable penalty or interest due.

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## EXHIBIT "A"

THE LAND IS DESCRIBED AS FOLLOWS:

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

### PARCEL 1A:

UNIT N7-05 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 N7-05, 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 29, 2012 AS DOCUMENT 1217222014, AND AS AMENDED FROM TIME TO TIME.

### PARCEL 2A:

UNITS 176 AND 177 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.

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**PARCEL 2C:**

THE EXCLUSIVE RIGHT TO THE USE OF THE STORAGE AREAS S176 AND S177 , FOR THE BENEFIT OF SAID UNITS 176 AND 177, LIMITED COMMON ELEMENTS 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.

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