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PT 21- 72605

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Karen A. Yarbrough
Cook County Clerk
Date: 09/21/2021 12:53 PM Pg: 1 of 3

Dec ID 20210701623525
ST/CO Stamp 0-090-929-936 ST Tax \$3,000.00 CO Tax \$1,500.00
City Stamp 2-037-086-992 City Tax: \$31,500.00

**WARRANTY DEED
ILLINOIS STATUTORY
TENANCY BY THE ENTIRETY**

(The Above Space for Recorder's Use Only)

THE GRANTOR Lorraine Caryl Kaplan, as Trustee of the Declaration of Trust Establishing Lorraine Caryl Kaplan Revocable Trust dated March 22, 2000, of 2550 North Lakeview Avenue, Unit S3102, Chicago, IL 60614 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 Kevah Konner and Michele Konner, a married couple, not as Tenants in Common, nor as Joint Tenants, but as Tenants by the Entirety, 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): 14-28-319-112-1101, 14-28-319-115-1099 and 14-28-319-115-1100

Property Address: 2550 North Lakeview Avenue, Unit S3102, P313 & P314, S313 & S314, Chicago, IL 60614

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

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 at the time of Closing.

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1A:

Unit T31-02 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 T31-02, limited common elements, 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 313, 314 both inclusive, 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 2C:

The exclusive right to the use of the Storage Areas S313 and S314, for the benefit of said units 313 and 314, 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.

14-28-319-112-1101, 14-28-319-115-1099 and 14-28-319-115-1100