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PT21-72605

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Doc#. 2126401158 Fee: \$98.00 Karen A. Yarbrough

Cook County Clerk

Date: 09/21/2021 12:53 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

TENANCY BY THE ENTIRETY

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

(The Above Space for Recorder's Use Only)

Opon Opon C THE GRANTOR Lorraine Caryl Kaplan, as Trustes of the Declaration of Trust Establishing Lorraine Caryl Kaplan Revocable Trust dated March 22, 2000, of 2: 50 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.

UNOFFICIAL COPY

Dated this	27	day of	July ,202	, 2021.

X Janua Caryl Kaplen

Lorraine Caryl Kaplan, as Thistee of the Declaration of Trust Establishing

Lorraine Caryl Kaplan Revocable Trust dated March 22, 2000

STATE OF Thinois)
COUNTY OF (look_) SS)

I, the undersigned, a Notacy Public in and for said County, in the State aforesaid, CERTIFY THAT Lorraine Caryl Kaplan, 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 she signed, sealed and delivered the instrument as her 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 27 day of 10, 2021.



Notary Public

THIS INSTRUMENT PREPARED BY

Michelle Laiss ATTORNEY AT LAW 1530 West Fullerton Avenue Chicago, IL 60614

MAIL TO: Deborah Ashen ASHEN LAW GROUP 217 N. Jefferson Street, Suite 601 Chicago, IL 60661 SEND SUBSEQUENT TAX BILLS TO:

Kevah Konner 2550 North Lakeview Avenue Unit S3102 Chicago, IL 60614

UNOFFICIAL COPY 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 Like 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 nome 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 24, 2011 as document number 1136318008; together with its undivided percentage interest in the common elements in Cook County Pincis.

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