

UNOFFICIAL COPY

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Karen A. Yarbrough
Cook County Clerk
Date: 10/05/2021 10:16 AM Pg: 1 of 4

Dec ID 20210901691433
ST/CO Stamp 1-350-889-616
City Stamp 1-908-650-128

QUIT CLAIM DEED ILLINOIS STATUTORY



Acmb00716VH

The Grantor(s) Lincoln Park 2550 Condominium Association, an Illinois not-for-profit corporation, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Robert E. Herbster and Karen A. Herbster, husband and wife, as Tenants by the Entirety, of the City of Chicago, in the State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any.

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): 14-28-319-115-1085

Address(es) of Real Estate: Unit 184, (the "Parking Unit"), 2550 North Lakeview Ave., Chicago, IL 60614

Dated this tenth day of May, 2021.

 (SEAL)
Lincoln Park 2550 Condominium Association


By: President

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STATE OF ILLINOIS,
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT HASSAN NAGIB, personally known to me to be the same person(s) whose name(s) are/is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 12th day of May, 20 21.



(Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31-45,
REAL ESTATE TRANSFER TAX LAW

DATE: 05-10-2021
X _____

Signature of Buyer, Seller or Representative

Prepared by:
Judy DeAngelis
Attorney at Law
767 Walton Lane
Grayslake, IL 60030

Mail to:
Judy DeAngelis
Attorney at Law
767 Walton Lane
Grayslake, IL 60030

Name and Address of Taxpayer:
Robert E. Herbster and Karen A. Herbster
2550 North Lakeview Ave., Unit S2703
Chicago, IL 60614

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EXHIBIT "A"

LEGAL DESCRIPTION:

PARCEL 1A:

UNIT 184, 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 1B: GARAGE PARCEL EASEMENTS

A NON-EXCLUSIVE EASEMENT FOR THE UNITS IN PARCEL 1A 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 1C:

THE EXCLUSIVE RIGHT TO THE USE OF THE STORAGE AREA S184, FOR THE BENEFIT OF SAID UNIT 184, 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.

Commonly known as: Unit 184, (the "Parking Unit"), 2550 North Lakeview Ave., Chicago, IL 60614

PIN: 14-28-319-115-1085

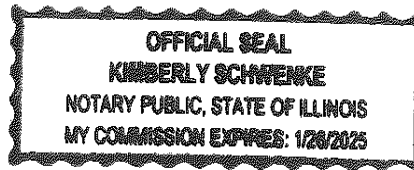
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 5/10/2021 Signature: *Hassan Ngeib*
Lincoln Park 2550 Condominium Association,
Grantee

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID HASSAN NGEIB
THIS 10th DAY OF May,
20 21

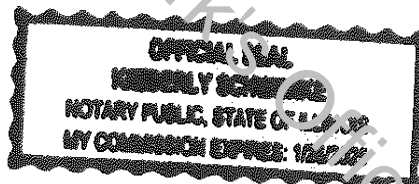


NOTARY PUBLIC *[Signature]*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 5/10/2021 Signature: *Robert E. Herbster* Signature: *Karen A. Herbster*
Robert E. Herbster, Grantor Karen A. Herbster, Grantor

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID ROBERT HERBSTER KAREN HERBSTER
THIS 10th DAY OF May,
20 21



NOTARY PUBLIC *[Signature]*

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in _____, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]