

UNOFFICIAL COPY

Doc# 2128634071 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/13/2021 10:07 AM Pg: 1 of 5

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Blake F. Hanson, Esq.
Quarles & Brady LLP
300 North LaSalle Street
Suite 4000
Chicago, Illinois 60654

Dec ID 20211001600659
ST/CO Stamp 0-094-423-184 ST Tax \$2,620.00 CO Tax \$1,310.00
City Stamp 1-503-709-328 City Tax: \$27,510.00

AFTER RECORDING, THIS INSTRUMENT SHOULD BE RETURNED TO:

Timothy K. Miller and Dawn Zacha
2550 N. Lakeview Ave S18-01
Chicago, Illinois 60614

MAIL TAX BILLS TO:

Timothy K. Miller and Dawn Zacha
2550 N. Lakeview Ave, S18-01
Chicago, Illinois 60614

The above space for recorder's use only

210222347Mc 1 of 3 CSC

THIS WARRANTY DEED (this "Deed"), made as of the 8th day of October, 2021, among **BROOKE STAYER-WAGNER**, a married individual residing in Mequon, Wisconsin ("Grantor"), and **TIMOTHY MILLER** and **DAWN ZACHA**, husband and wife, as tenants by the entirety, residing at 1428 N. North Park, #1, Chicago, Illinois (collectively, "Grantee")

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, WARRANT AND CONVEY in fee simple unto Grantee, **not as joint tenants or as tenants in common, but as tenants by the entirety**, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See *Exhibit A* attached hereto and made a part hereof.

Together with all of Grantor's right, title and interest in and to the improvements, hereditaments, easements and appurtenances thereunto belonging (collectively, the "Property"). TO HAVE AND TO HOLD the Property, unto Grantee, subject to: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes for the year 2021 and subsequent years which are not yet due and payable.

And Grantor hereby binds itself to WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by, through or under such title, and not otherwise, subject to the matters set forth above.

THIS IS NOT HOMESTEAD PROPERTY.

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of the day and year first written above.

GRANTOR:


BROOKE STAYER-WAGNER

[Notary follows on next page]

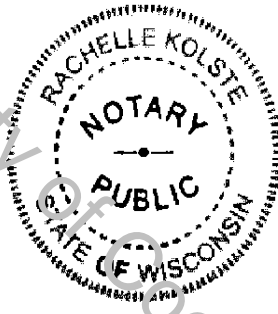
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF Wisconsin)
) SS.
COUNTY OF Shushong)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Brooke Stayer-Wagner, personally known 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 and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6 day of October, 2021.



Rachelle Kolste
Notary Public

Commission expires 4/11/23

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1A:

UNIT S18-01

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 NUMBER 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 NUMBER 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 ONE TERRACE FOR THE BENEFIT OF SAID UNIT S18-01, 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

UNOFFICIAL COPY

JUNE 20, 2012 AS DOCUMENT NUMBER 1217222014, AND AS AMENDED FROM TIME TO TIME.

PARCEL 2A:

UNITS 286 AND 287

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 NUMBER 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 NUMBER 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 AREA S286 AND S287, FOR THE BENEFIT OF SAID UNITS 286 AND 287, 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 NUMBER 1217222015 AND AS AMENDED FROM TIME TO TIME.

PINs: 14-28-319-112-1125
14-28-319-115-1383
14-28-319-115-1384

Street Address: 2550 N. Lakeview Avenue, Unit S18-01 & Parking Units 286 and 287, Chicago, Illinois