

Prepared by: ALLEN B. GLASS, ESQ.
1238 Woodview Ln.
Northbrook, IL 60062

After Recording,
Mail To: LP 2550 LLC
2550 N. Lakeview Ave
Unit 5407
Chicago IL 60614



Doc# 2135419027 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/20/2021 02:58 PM PG: 1 OF 4

KNOW ALL MEN BY THESE PRESENTS that **FAT LADY SINGS, LLC**, an Illinois limited liability company (the "Grantor"), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars in cash and other good and valuable consideration, in hand paid, by **LP 2550 LLC**, an Illinois limited liability company ("Grantee") to Grantor, the receipt and sufficiency of which is hereby acknowledged, has **GRANTED, BARGAINED, SOLD and CONVEYED**, and by these presents does **GRANT, BARGAIN, SELL and CONVEY** unto Grantee, the following described property, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as:

**2550 N. LAKEVIEW AVE., UNIT S-407
CHICAGO, IL 60614**

P.I.N.: 14-28-319-112-1176

21LSD24682P

(the "Property") subject to the matters listed on Exhibit "A" attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding and enforceable against the Property (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators and assigns, FOREVER; and Grantor hereby does bind itself, its successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, its successors, legal representatives and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) taxes for the year 2021 and thereafter, which have been prorated as agreed by Grantor and Grantee.

Chicago Title

EXECUTED the 7th day of **October 2021**

FAT LADY SINGS, LLC,
an Illinois limited liability company
by: COURT VENTURES, INC., Manager

by: [Signature]
Gary Cowen, Officer

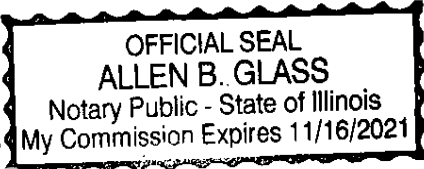
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UNOFFICIAL COPY

STATE OF ILLINOIS}

COUNTY OF COOK}

The undersigned, Allen Glass, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **GARY COWEN**, personally known to me to be the authorized Officer of Manager **COURT VENTURES, INC.**, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he as such Officer, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.




GIVEN under my hand and official seal this 24 day of **October 2021**



Allen Glass

Notary Public

My commission expires: 11/16/21

REAL ESTATE TRANSFER TAX		08-Oct-2021
	CHICAGO:	4,087.50
	CTA:	1,635.00
	TOTAL:	5,722.50 *

14-28-319-112-1175 | 20211001697756 | 0-452-479-120
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		08-Oct-2021
	COUNTY:	272.50
	ILLINOIS:	545.00
	TOTAL:	817.50

14-28-319-112-1175 | 20211001697756 | 0-409-700-496

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**EXHIBIT "A"
TO
WARRANTY DEED**

LEGAL DESCRIPTION

OF

**2550 N. LAKEVIEW AVE.
UNIT S-407
CHICAGO, IL 60614**

P.I.N. 14-28-319-112-1175

SEE LEGAL DESCRIPTION ATTACHED HERETO

THIS DEED IS SUBJECT TO:

1. Covenants, conditions, restrictions of record;
2. Public and utility easements, if any;
3. Acts done by or suffered through Buyer;
4. General real estate taxes not yet due and payable at time of Closing; and
5. Declaration of Condominium.

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PARCEL 1A:

UNIT S4-07 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 THE STORAGE AREA S159, A LIMITED COMMON ELEMENT 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.
