

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTORS,
William R. Kozek and
Sharon A. Kozek,
husband and wife,

of the City of Chicago, County of Cook,
State of Illinois,

For and in consideration of the sum of
TEN DOLLARS, and other good and
valuable consideration in hand paid,

CONVEY and WARRANT to
B&S 2550 Lakeview, LLC
a Delaware limited liability company
of Sioux Falls, South Dakota

the following described Real Estate situated in the County of Cook, in the State of Illinois, to
wit:

PARCEL 1A:

UNIT T35-01, 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 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:

1) MAINTENANCE, STRUCTURAL SUPPORT, USE OF CERTAIN FACILITIES,
ENCROACHMENTS, AND FOR COMMONWALLS, CEILINGS AND FLOORS, SIGNAGE,
ACCESS TO STORAGE AREAS, LOADING DOCK AND TRASH ROOM, GARAGE



2203457010

Doc# 2203457010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/03/2022 10:25 AM PG: 1 OF 5

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

1 of 5

21143869 1/1

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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 BALCONY AND ONE TERRACE FOR THE BENEFIT OF SAID UNIT T35-01, 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 JUNE 20, 2012 AS DOCUMENT 1217222014 AND AS AMENDED FROM TIME TO TIME.

PARCEL 1D:

THE EXCLUSIVE RIGHT TO THE USE OF THE STORAGE AREA R51, R52 AND R53, FOR THE BENEFIT OF SAID UNIT T35-01, 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 JUNE 20, 2012 AS DOCUMENT 1217222014 AND AS AMENDED FROM TIME TO TIME.

PARCEL 2A:

UNIT 3, 22 AND 31, 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 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

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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 AREA S3, FOR THE BENEFIT OF SAID UNIT 3 AND 22, 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.

STREET ADDRESS: 2550 N. Lakeview Avenue, Unit S3501 Chicago, IL 60614

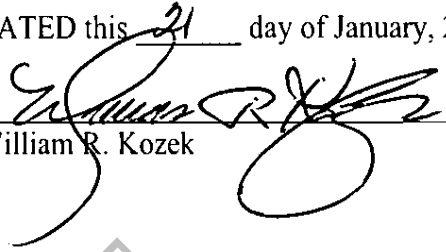
PERMANENT TAX INDEX NUMBER: 14-28-319-112-1082, 14-28-319-115-1193, 14-28-319-115-1212 & 14-28-319-115-1221

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

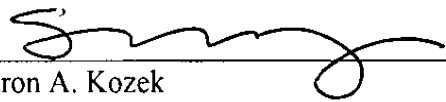
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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as forever.

DATED this 21 day of January, 2022.






William R. Kozek



Sharon A. Kozek

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		02-Feb-2022
	CHICAGO:	43,500.00
	CTA:	17,400.00
	TOTAL:	60,900.00 *
14-28-319-112-1082 20220101608278 1-895-293-328		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		02-Feb-2022
	COUNTY:	2,900.00
	ILLINOIS:	5,800.00
	TOTAL:	8,700.00
14-28-319-112-1082 20220101608278 1-490-018-704		

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STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY William R. Kozek and Sharon A. Kozek, personally known to me to be the same people whose names are 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 21 day of January, 2022.



Teresa A Kotrba
Notary Public

The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.

My commission expires: 9/16/25

This instrument prepared by:

Leo G. Aubel
Howard & Howard Attorneys PLLC
200 S. Michigan Ave., Suite 1100
Chicago, IL 60604-2461

Send subsequent tax bills to:

B&S 2550 Lakeview, LLC
~~2550 N. Lakeview Avenue, Unit S3504
Chicago, IL 60614~~

Mail to:

B&S 2550 Lakeview, LLC
~~2550 N. Lakeview, Unit S3504
Chicago, IL 60614~~

350 South Main Ave
Unit 402
Sioux Falls, South Dakota
57104

OR RECORDER'S OFFICE BOX NO. _____