

UNOFFICIAL COPY

Doc#: 2203941032 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2022 11:55 AM Pg: 1 of 5

TRUSTEE'S DEED STATUTORY (ILLINOIS)

Dec ID 20220101612527
ST/CO Stamp 0-708-301-200 ST Tax \$1,575.00 CO Tax \$787.50
City Stamp 1-879-454-096 City Tax: \$16,537.50



21GST042534SK - BM
Chicago Title

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The **GRANTOR, DAVID C. BOND**, as Trustee of the David C. Bond Trust dated the 1st day of September, 2016, as to an undivided one-half interest and **PATRICIA W. BOND**, as Trustee of the Patricia W. Bond Trust dated the 1st day of September, 2016, as to an undivided one-half interest, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid and pursuant to the power and authority of the Grantor as said Trustee and of every other power and authority, the Grantor, hereunto enabled, hereby conveys and warrants to **GRANTEE**:

ZACHARY JOHNSTON and MAGGIE JOHNSTON,
husband and wife, as Tenants by the Entirety

the following described real estate:

PARCEL 1A:

UNITS N13-05 AND N13-06 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

UNOFFICIAL COPY

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 ONE BALCONY FOR THE BENEFIT OF SAID UNIT N13-05 AND N13-06, 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:

UNITS 182 AND 183 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 2B: GARAGE PARCEL EASEMENTS

UNOFFICIAL COPY

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 S182 AND S183, FOR THE BENEFIT OF SAID UNITS 182 AND 183, 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.

Permanent Index Number: 14-28-319-112-1215; 14-28-319-112-1218;
14-28-319-115-1083; 14-28-319-115-1084
Property Commonly Known As: 2550 North Lakeview, #N13-05/N13-06,
Chicago, IL 60614

Subject to (a) general real estate taxes not due and payable at the time of closing, (b) the Condominium Property Act, (c) the Declaration and the Condominium Documents, (d) applicable zoning and building laws and ordinances, (e) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased Unit, (f) acts done or suffered by Grantee or anyone claiming through Grantee, (g) utility easements, whether recorded or unrecorded, hereby releasing and waiving all right under and by virtue of the homestead exemption laws of the State of Illinois.

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

January 31, 2022
Dated: February 4, 2022

UNOFFICIAL COPY

Patricia W. Bond

PATRICIA W. BOND, as Trustee of the Patricia W. Bond Trust dated the 1st day of September, 2016, as to an undivided one-half interest

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that **PATRICIA W. BOND, as Trustee of the Patricia W. Bond Trust dated the 1st day of September, 2016, as to an undivided one-half interest**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

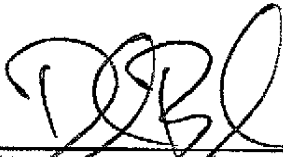
Given under my hand and notarial seal this 31st day of JANUARY, 2017.

Eileen Schwaller
Notary Public



- Mail recorded Deed to: Leo G. Aubel, Esq., 200 South Michigan Ave., Ste. 1100, Chicago, IL 60604-2461
- Mail tax bill to: Zachary Johnston and Maggie Johnston, 2550 North Lakeview, #N13-05/N13-06, Chicago, IL 60614
- Prepared by: Daniel E. Fajerstein, 513 Chicago Avenue, Evanston, IL 60202

UNOFFICIAL COPY



DAVID C. BOND, as Trustee of the David C. Bond Trust dated the 1st day of September, 2016, as to an undivided one-half interest

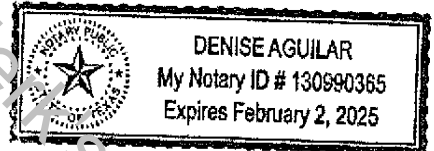
STATE OF TEXAS)
) SS
COUNTY OF BEXAR)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that **DAVID C. BOND, as Trustee of the David C. Bond Trust dated the 1st day of September, 2016, as to an undivided one-half interest**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal this 1st day of February, 2020.



Notary Public



Prothonotary Public
County Clerk's Office