



2215201106D

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

Doc# 2215201106 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/01/2022 03:06 PM PG: 1 OF 5

After Recording,
Mail To:

Chicago Title

225A 948 5063 4/1 ✓

KNOW ALL MEN BY THESE PRESENTS that **WALK IN THE PARK, 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 **LAURA DICROSTA, Trustee, or her successor in trust, under Agreement dated July 11, 2017, and known as the DICROSTA FAMILY LIVING TRUST** ("Grantee), 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-406 and P-74
CHICAGO, IL 60614
P.I.N.: 14-28-319-112-1168 and 14-28-319-116-1264

(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 Grantees, their 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 Grantees, their 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 Grantees.

EXECUTED the 27th day of **May 2022**

WALK IN THE PARK, LLC,
an Illinois limited liability company
by: COURT VENTURES, INC., Manager

by: X [Signature]
Gary Cowen, Officer

UNOFFICIAL COPY

STATE OF ILLINOIS}

COUNTY OF COOK}



The undersigned, _____, 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.

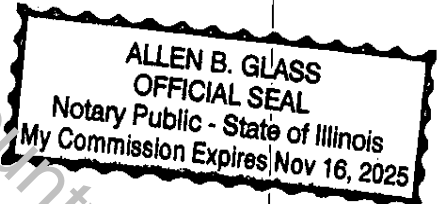
GIVEN under my hand and official seal this

27th

day of May 2022






Notary Public



My commission expires:

11/16/2025

REAL ESTATE TRANSFER TAX		31-May-2022
	COUNTY:	478.75
	ILLINOIS:	957.50
	TOTAL:	1,436.25
14-28-319-112-1168 20220501626309 2-000-388-176		

REAL ESTATE TRANSFER TAX		31-May-2022
	CHICAGO:	7,181.25
	CTA:	2,872.50
	TOTAL:	10,053.75 *
14-28-319-112-1168 20220501626309 0-926-646-352		
* Total does not include any applicable penalty or interest due.		

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**EXHIBIT "A"
TO
WARRANTY DEED**

LEGAL DESCRIPTION

OF

**2550 N. LAKEVIEW AVE.
UNIT S-406 & P-74
CHICAGO, IL 60614**

**P.I.N.s 14-28-319-112-1168
14-28-319-115-1264**

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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LEGAL DESCRIPTION

Order No.: 22SA9485063LP

For APN/Parcel ID(s): 14-28-319-112-1168 and 14-28-319-115-1264

PARCEL 1A:

UNIT S4-06 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 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 BALCONY FOR THE BENEFIT OF SAID UNIT S4-06, 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:

UNIT 74 IN THE LINCOLN PARK 2550, A PARKING CONDOMINIUM, AS DELINEATED ON A

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LEGAL DESCRIPTION

(continued)

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 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 AREA S74, FOR THE BENEFIT OF SAID UNIT 74, 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.