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TRUSTEE'S DEED (ILLINOIS)

Doc#: 2223421122 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/22/2022 08:37 AM Pg: 1 of 4

Dec ID 20220601664732
ST/CO Stamp 0-808-252-496 ST Tax \$2,285.00 CO Tax \$1,142.50
City Stamp 0-686-748-752 City Tax: \$23,992.50

PROPER TITLE, LLC

Pt 22-83031 1 of 1

THE GRANTOR Maureen K. Flaherty, as Trustee of the Maureen K. Flaherty Trust dated June 29, 2018, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, CONVEYS AND WARRANTS to Sally L. Drucker, as Trustee of the Sally L. Drucker Trust dated April 25, 2017, of 2033 N. Cleveland, Chicago, IL 60614 all interest in the following described real estate commonly known as 2550 N. Lakeview Ave., Unit N3-04, PS-23, Chicago, IL 60614, and legally known as:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto.

Permanent Real Estate Index Number(s): 14-28-319-112-1212 and 14-28-319-115-1213

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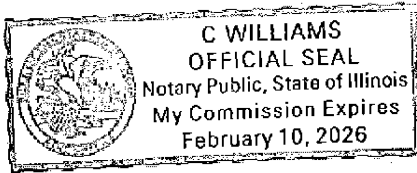
Dated this 8 day of July, 2022.

X Maureen K. Flaherty (Seal)
Maureen K. Flaherty, as Trustee of the
Maureen K. Flaherty Trust dated June
29, 2018

STATE OF ILLINOIS)
) SS,
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Maureen K. Flaherty, as Trustee of the Maureen K. Flaherty Trust dated June 29, 2018 personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 8 day of July, 2022.



C Williams
Notary Public

THIS INSTRUMENT PREPARED BY
Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

MAIL TO:
~~Thompson & Thompson~~
~~19 S. LaSalle St., Suite 302~~
~~Chicago, IL 60603~~
Sally L. Drucker, as Trustee
2550 N. LAKEVIEW AVE.
UNIT N3-04
Chicago, IL 60614

SEND SUBSEQUENT TAX BILLS TO:
Sally L. Drucker, as Trustee
2550 N. Lakeview Ave., Unit N304
Chicago, IL 60614

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EXHIBIT "A"

Parcel 1A:

Unit N3-04 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 Unit 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 three balconies and one terrace, limited common elements, for the benefit of said Unit N3-04, 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 23, in the Lincoln Park 2520, 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.

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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 S23, limited common elements, for the benefit of said Units 23, 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.

Property of Cook County Clerk's Office