

UNOFFICIAL COPY

Doc#: 2307613181 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/17/2023 11:19 AM Pg: 1 of 4

WARRANTY DEED

Dec ID 20230301667795
ST/CO Stamp 1-247-432-912 ST Tax \$535.00 CO Tax \$267.50
City Stamp 1-775-341-776 City Tax: \$5,617.50

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

After Recording,
Mail To: *Final tax to*
Suncica Petrova
2550 N. Lakeview #N-805
Chicago, IL 60614

KNOW ALL MEN BY THESE PRESENTS that **ACROSS THE POND, 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 **SUNCICA PETROVA** *of *Los Angeles, CA* ("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, all of the following described property and the improvements thereon together with all and singular the hereditaments and appurtenances thereto, to have and hold the same, with the appurtenances thereto, forever, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as:

2650 N. LAKEVIEW AVE., UNITS N-805 and P-66
CHICAGO, IL 60614
P.I.N.: 14-28-319-112-1069 and 14-28-319-115-1256

PT23-89926 1/2

(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, her successors, heirs, legal representatives, administrators and assigns, FOREVER; and Grantor hereby does bind itself, its successors and assigns to FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, her 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 2022 and thereafter, which have been provided as agreed by Grantor and Grantee.

* a single woman

EXECUTED the X 6TH day of March 2023

ACROSS THE POND, LLC,
an Illinois limited liability company
by: **COURT VENTURES, INC.,** Manager

by: X Gary Cowen
Gary Cowen, Officer

PROPER TITLE

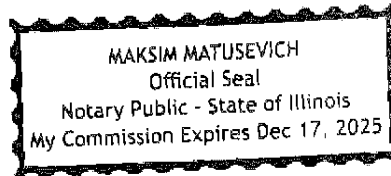
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STATE OF ILLINOIS}

COUNTY OF COOK}

The undersigned, Maksim Matusevich, 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 6th day of **March 2023**



Notary Public

My commission expires: 12/17/25

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"
TO
WARRANTY DEED

LEGAL DESCRIPTION

OF

**2550 N. LAKEVIEW AVE.
UNIT N-805 and P-85
CHICAGO, IL 60614**

**P.I.N.s 14-28-319-112-1069
14-28-319-115-1255**

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.

PARCEL 1A:

UNIT N8-05 IN THE LINCOLN PARK 2550, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

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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, AND 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 ONE BALCONY FOR THE BENEFIT OF SAID UNIT N8-05, 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 FURTHER AMENDED FROM TIME TO TIME.

PARCEL 2A:

UNIT 65 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

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 S65, FOR THE BENEFIT OF SAID UNIT 65, A LIMITED 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 FURTHER AMENDED FROM TIME TO TIME.