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TRUSTEE'S DEED
GENERAL



2308925064

Doc# 2308925064 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/30/2023 03:00 PM PG: 1 OF 4

THE GRANTORS, John H. Newman as trustee of the John H. Newman Declaration of Trust dated March 23, 2007, as to an undivided 1/2 interest, and Joan W. Newman as trustee of the Joan W. Newman Declaration of Trust dated March 23, 2007, as to an undivided 1/2 interest, of the Village of Winnetka, County of Cook, State of Illinois, for and in consideration of Ten dollars (\$10.00) in hand paid, and pursuant to the power and authority vested in the Grantors as trustees, conveys and quit claims to Jill Cohen and Isaac Cohen, Wife and Husband as tenants by the entirety, formerly of 460 W. Deming, #3-E, Chicago, IL, and hereinafter of Unit S14-05, 2550 North Lakeview Ave, Chicago, IL 60014 of the County of Cook, Township of Lakeview, all title and interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED Exhibits A-1 and A-2, LEGAL DESCRIPTIONS FOR PARCEL 1A, 1B, 1C, 2A, 2B and 2C

SUBJECT TO: None

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-28-319-112-1152; 14-28-319-115-1347

Address of Real Estate: Unit S14-05 and Parking space 250, 2550 North Lakeview Ave, Chicago, IL 60614

Dated this 28th day of March, 2023

John H. Newman, Trustee
John H. Newman, trustee

Joan W. Newman, Trustee
Joan W. Newman, trustee

REAL ESTATE TRANSFER TAX	29-Mar-2023
CHICAGO:	10,162.50
CTA:	4,065.00
TOTAL:	14,227.50 *

14-28-319-112-1152 | 20230301684106 | 0-702-421-200

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	29-Mar-2023
COUNTY:	677.50
ILLINOIS:	1,355.00
TOTAL:	2,032.50

14-28-319-112-1152 | 20230301684106 | 0-382-605-520

23002130LP 1/2 MW

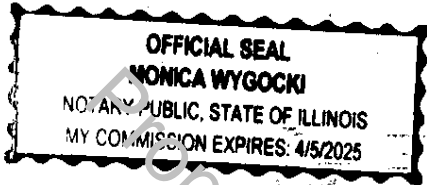
Chicago Title

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STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John H Newman and Joan W Newman personally known to me to be the person(s) whose name(s) _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as a 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 28 day of March 2023.



[Signature] (Notary Public)

Property of Cook County Clerk's Office

Prepared By:
John L. Sullivan, 1420 Lehigh Ave #B1, Glenview, IL 60020

TAX BILLS TO:
Mail To: Jill and Isaac Cohen, Unit S14-05, 2550 North Lakeview Ave, Chicago, IL 60614

Name and Address of Taxpayer/Address of Property:

MAIL TO:
Judy L DeAngelis
767 Walton Ln
Grayslake IL 60030

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LEGAL DESCRIPTION

Order No.: 23002130LP

For APN/Parcel ID(s): 14-28-319-112-1152, 14-28-319-115-1347 and

PARCEL 1A:

UNIT S14-05 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 S14-05, 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 AMENDED FROM TIME TO TIME.

PARCEL 2A:

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LEGAL DESCRIPTION

(continued)

UNIT 250 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 S250, FOR THE BENEFIT OF SAID UNIT S14-05, 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.