

# UNOFFICIAL COPY

Doc#: 2309455006 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/04/2023 09:32 AM Pg: 1 of 5

Dec ID 20230301679042  
ST/CO Stamp 1-751-083-216 ST Tax \$1,033.50 CO Tax \$516.75  
City Stamp 0-199-485-648 City Tax: \$10,851.75

## WARRANTY DEED

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

Send Future Tax Bills and  
After Recording,

Mail To: Joel M. Friedman  
1717 Deerfield Rd, Ste 300 South  
Deerfield, IL 60015

KNOW ALL MEN BY THESE PRESENTS that **AMEN CORNER, 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 **JOEL M. FRIEDMAN, as TRUSTEE of the JEFFREY H. FOX RESIDENCE TRUST dated December 8, 1988** ("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:

**2550 N. LAKEVIEW AVE., UNITS S-403, P-53, and P-126  
CHICAGO, IL 60614  
P.I.N.: 14-28-319-112-1018; 14-28-319-115-1243, and  
14-28-319-115-1027**

PT23-905901/1

(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, his 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, his 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 prorated as agreed by Grantor and Grantee.

second installment

EXECUTED the 24<sup>th</sup> day of **March 2023**

**AMEN CORNER, LLC**,  
an Illinois limited liability company  
by: COURT VENTURES, INC., Manager

by: [Signature]  
Gary Cowen, Officer

PROPER TITLE, LLC

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STATE OF ILLINOIS}

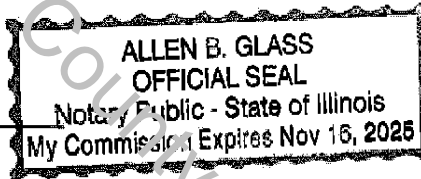
COUNTY OF COOK}

The undersigned, Allen Glass, 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

24<sup>th</sup> day of **March 2023**

*Allen Glass*  
Notary Public



My commission expires: 11/16/2025

Property of Cook County Clerk's Office

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EXHIBIT "A"  
TO  
WARRANTY DEED

LEGAL DESCRIPTION

OF

2550 N. LAKEVIEW AVE.  
UNITS S-403, P-53 and P-126  
CHICAGO, IL 60614

P.I.N.s 14-28-319-112-1018  
14-28-319-115-1243  
14-28-319-115-1027

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

### Parcel 1A:

Unit S4-03 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 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 as 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 1) 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. 2) 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 S4-03, 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 1D:

The exclusive right to the use of the Storage Space Area R-49, for the benefit of said Unit S4-03, a limited common element 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. 1136318007, as amended by amendment recorded December 20, 2021 as Document 2135419025 and as amended from time to time.

### Parcel 2A:

Unit 126 in the Lincoln Park 2250, 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 Space Area S126, for the benefit of said Unit 126, a limited common element 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.

### Parcel 3A:

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Continued

Unit 53 in the Lincoln Park 2250, 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 3B: Garage Parcel Easements

A non-exclusive easement for the units in Parcel 3A 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.

Property of Cook County Clerk's Office