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WARRANTY DEED

10/1 23NW715 06946-V

(Individual to LLC)

Doc#: 2316533215 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/14/2023 01:07 PM Pg: 1 of 5

Dec ID 20230601640527
ST/CO Stamp 0-955-164-368 ST Tax \$915.00 CO Tax \$457.50
City Stamp 1-231-660-752 City Tax: \$9,607.50

THE GRANTORS, James Donahugh and Debra L. Donahugh, husband and wife, 1408 Keystone Ave., River Forest, IL 60305, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, in hand paid, CONVEY and WARRANT to B 10 Group, LLC, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

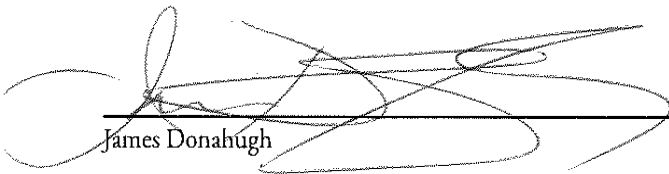
SEE EXHIBIT A ATTACHED HERETO

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Grantors also hereby grant to Grantee, its successors and assigns, its rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of the property set forth in the Declaration of Condominium, aforesaid.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations of record and those contained in said Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein and those matters set forth on Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 14-28-319-112-1045; 14-28-319-115-1115; 14-28-319-115-1116
Address of Real Estate: 2550 Lakview, #601, Chicago, IL 60614
Lakview, unit N601

Dated this 14th day of June, 2023


James Donahugh

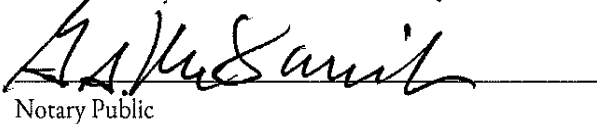

Debra L. Donahugh

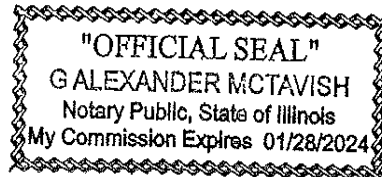
STATE OF ILLINOIS
COUNTY OF KANE

Chicago Title Insurance Co.
1795 West State Street
Geneva, Illinois 60134

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the grantors, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before this day in person, and acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this June 14, 2023.


Notary Public



This instrument was prepared by: G. A. McTavish, Foote, Mielke, Chavez & O'Neil, LLC, 10 W. State Street, Suite 200, Geneva Illinois 60134

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After Recording Mail To:

B 10 Group, LLC


~~2550 Lakview, #601~~ 640 Joliet Rd
~~Chicago, IL 60614~~ Willowbrook, IL 60527



Send subsequent tax bills to:

B 10 Group, LLC

~~2550 Lakview, #601~~ 640 Joliet Rd
~~Chicago, IL 60614~~ Willowbrook, IL 60527

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		14-Jun-2023
	CHICAGO:	6,862.50
	CTA:	2,745.00
	TOTAL:	9,607.50 *
14-28-319-112-1045 20230601640527 1-231-660-752		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		14-Jun-20
	COUNTY:	457.
	ILLINOIS:	915.
	TOTAL:	1,372.
14-28-319-112-1045 20230601640527 0-955-164-06		

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EXHIBIT "A" Legal Description

PARCEL 1A:

UNIT N6-01 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 STAIR WELLS, 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 N6-01, 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:

UNITS 329 AND 330 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:

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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EXHIBIT "A"

Legal Description

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 S329 AND S330, FOR THE BENEFIT OF SAID UNITS 329 AND 330, LIMITED COMMON ELEMENTS 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 1217222013 AND AS AMENDED FROM TIME TO TIME.

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. General real estate taxes not due and payable on the date hereof;
2. The Illinois Condominium Property Act;
3. Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws relating to Lincoln Park 2550, a Condominium, dated December 16, 2011 and recorded on December 29, 2011 in the Office of the Cook County Recorder of Deeds as Document Number 1136318007 (as amended from time to time);
4. Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws relating to Lincoln Park 2550, a Parking Condominium, dated December 16, 2011 and recorded on December 29, 2011 in the Office of the Cook County Recorder of Deeds as Document Number 1136318008 (as amended from time to time);
5. Applicable zoning and building laws and ordinances and other ordinances of record;
6. Encroachments, if any, which do not materially affect the use of the Residential Unit as a residence and which do not materially affect the use of the Parking Unit as a unit parking space.
7. Leases and licenses affecting the Common Elements;
8. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Residential Unit as a residence and which do not materially affect the use of the Parking Unit as a unit parking space.
9. Declaration of Covenants, Conditions, Restrictions and Easements recorded with the Recorder of Deeds of Cook County on October 27, 2011 as Document No. 1130029045 (as amended from time to time);
10. Any construction easement agreement including all amendments and exhibits thereto;
11. Acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and
12. Liens and other matters of title over which Chicago Title Insurance Company is willing to insure at Grantors' expense.