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Doc#. 2327041297 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/27/2023 04:24 PM Pg: 1 of 4

Warranty Deed

Dec ID 20230801615180
ST/CO Stamp 0-669-535-696 ST Tax \$655.00 CO Tax \$327.50
City Stamp 0-046-419-408 City Tax: \$6,877.50

ILLINOIS

PT23-94375
1 of 2 ⁰⁰

Above Space for Recorder's Use Only

THE GRANTOR(s) B10 Group, LLC, an Illinois Limited Liability Company, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Lauren Wittenberg** from ** the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


** Unmarried women

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 14-28-319-112-1174-0000 and 14-28-319-115-1286

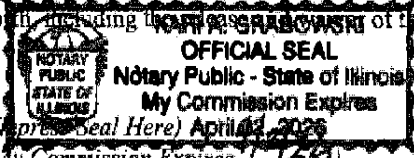
Address(es) of Real Estate: 2550 North Lakeview Avenue, Unit S507, Chicago, Illinois 60614

The date of this deed of conveyance is August 30th, 2023.



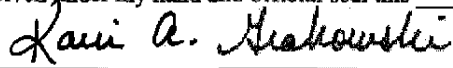
**B10 Group LLC, by Its Sole Member,
Fred B. Barbara**

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Fred B. Barbara, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release of the right of homestead.



(If present Seal Here) April 14, 2025
(My Commission Expires) 1/25

Given under my hand and official seal this 30th day of August, 2023.



Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: **2550 North Lakeview Avenue, unit S507, Chicago, Illinois 60614.**

See Legal Attached.

Property of Cook County Clerk's Office

This instrument was prepared by:

Michael A. Angileri, Esq.
1450 Plainfield Road
Suite 1
Darien, Illinois 60561

Send subsequent tax bills to:

Lauren Wittenberg
2550 Noth Lakeview Avenue
Unit S507
Chicago, Illinois 60614

Recorder-mail recorded document to:

Lauren Wittenberg
2550 n. Lakeview Ave
S507
Chicago, IL 60614

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EXHIBIT "A"

Parcel 1A:

Unit S5-07 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 No. 1129722061, and re-recorded November 23, 2011 as Document No. 1132729082;

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded December 29, 2011 as Document No. 1136318007, as amended from time to time, together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 1B:

Residential Parcel Easements

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 No. 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, 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 No. 1217222014, and as amended from time to time

Parcel 1C:

The exclusive right to the use of Storage Space R60 for the benefit of said Unit S7-07, 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:

Unit 96 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 No. 1129722061, and re-recorded November 23, 2011 as Document No. 1132729082;

Which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded December 29, 2011 as Document No. 1136318008, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2B:

Garage Parcel Easements

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Continued

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 No. 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 Storage Area S96, for the benefit of said Unit 96, 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 No. 1217222015, and as amended from time to time.

Property of Cook County Clerk's Office