

**WARRANTY DEED
GENERAL**

UNOFFICIAL COPY

Doc#: 2334513154 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/11/2023 03:11 PM Pg: 1 of 3

Dec ID 20231101682122
ST/CO Stamp 1-161-297-872 ST Tax \$27.50 CO Tax \$13.75
City Stamp 1-091-305-424 City Tax: \$288.75



THE GRANTOR(S), Chicago Lincoln Park Pad, LLC, a Wisconsin limited liability company, of 3120 Gateway Road, Brookfield, WI 53045, for and in consideration of Ten and No/100 Dollars in hand paid, convey(s) and warrant(s) to Plum Ridge Acres LLC, an Illinois limited liability company of 2550 N. Lakeview Ave. Unit S2601, Chicago, IL 60614, the following described real estate situated in the County of Cook in the State of Illinois, to wit:


SEE ATTACHED EXHIBIT A

Property Address: 2550 N. Lakeview Ave, Units 303 and 310, Chicago IL 60614
PIN: 14-28-319-115-1095 and 14-28-319-115-1036

SUBJECT TO: covenants, restrictions and easements of record, and further subject to the lien of 2023 taxes and subsequent years not yet due and payable.

Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

| REAL ESTATE TRANSFER TAX | | 06-Dec-2023 | |
|---|--|--------------------------------|--------------|
|  |  | COUNTY: | 13.75 |
| | | ILLINOIS: | 27.50 |
| | | TOTAL: | 41.25 |
| 14-28-319-115-1095 | | 20231101682122 1-161-297-872 | |

| REAL ESTATE TRANSFER TAX | | 06-Dec-2023 | |
|---|--|--------------------------------|-----------------|
|  | | CHICAGO: | 296.75 |
| | | CTA: | 82.50 |
| | | TOTAL: | 288.75 * |
| 14-28-319-115-1095 | | 20231101682122 1-091-305-424 | |

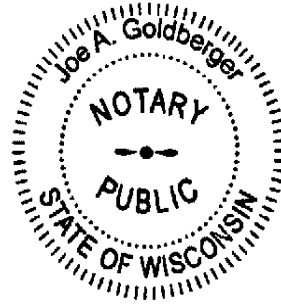
* Total does not include any applicable penalty or interest due.

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Dated this 30th ^{November} day of ~~November~~, 2023.

Chicago Lincoln Park Pad, LLC

Calvin M. Akin
By: Calvin M. Akin
Its: Sole Member



State of Wisconsin, County of Waukesha ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Calvin M. Akin, Sole Member of Chicago Lincoln Park Pad, LLC, personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that his or her signed, sealed, and delivered the said instrument as their 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 27th day of November, 2023.

Joe A. Goldberger (Notary Public)

Prepared By:
Jennifer A. Fass
Knight Barry Title Services
1540 W. Main Ave
De Pere, WI 54115

Mail To:
Andrew B. Fuller, Esq.
Buckley Firm, LLC, 201 S. Grant Ave
Barrington, IL 60010
Name and Address of Taxpayer/Address of Property:
Plum Ridge Acres, LLC
350 S. Collier Blvd, #902
Marco Island, FL 34145

Return To:
Wheatland Title Company
105 W. Veterans Parkway, Yorkville, IL 60560
WTC- HC-2023 CO-13435
(10F)

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNITS 309 AND 310, 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 ¼ 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 2:

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 3:

THE EXCLUSIVE RIGHT TO THE USE OF THE STORAGE AREA S309 AND S310, FOR THE BENEFIT OF SAID UNITS 309 AND 310, LIMITED COMMON ELEMENTS 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.

P.I.N. – 14-28-319-115-1095 AND 14-28-319-115-1096