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WARRANTY DEED

Statutory (Illinois)
(Individual to Individual)

PT24-00651P 1/2

Doc#: 2417802198 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/26/2024 12:33 PM Pg: 1 of 4

Dec ID 20240501617759
ST/Co Stamp 0-439-913-776 ST Tax \$2,200.00 CO Tax
\$1,100.00
City Stamp 0-262-769-968 City Tax \$23,100.00

Above Space for Recorder's Use Only

THE GRANTOR(S) Jeffrey E. Taugner and Maryann V. Taugner husband and wife of the village/city of Chicago, County of Cook, State of IL, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to ALLEN SPIRYTUS and ANNE BEROZA, as Co-Trustees of The Spirytus-Beroza Family Trust, dated September 5, 2019

the following described Real Estate situated in the County of Cook in the state of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: General taxes for 2nd Installment 2023 and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 14-28-319-112-1181, 14-28-319-115-1101, 14-28-319-115-1102

Address(es) of Real Estate: 2550 North Lakeview Avenue, Unit N1601, Chicago, IL 60614

Dated this 22nd day of May, 2024

X 
Jeffery E. Taugner

(SEAL)

X 
Maryann V. Taugner

(SEAL)

PROPER TITLE, LLC

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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, DO HEREBY CERTIFY that Jeffery E. Taugner and Maryann V. Taugner (husband and wife 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 and waiver of the right of homestead.



Given under my hand and official seal, this 22nd day of May, 2024

Commission expires May 26, 2026
M B
NOTARY PUBLIC

This instrument was prepared by: JOAN M. BRADY, 449 TAFT AVENUE, GLEN ELLEN, ILLINOIS 60137

MAIL TO:

Stephanie Orzoff, Esq.
(Name)
1120 West Belmont
(Address)
Chicago IL 60657
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Anne Berza & Allen Sprytus
(Name)
2010 Schalle Ave.
(Address)
Austin, TX 78703
(City, State and Zip)

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LEGAL DESCRIPTION

LEGAL DESCRIPTION: Parcel 1A:

Unit N16-01, 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 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 N16-01, 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 315 and 316, 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.

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Parcel 2C:

The exclusive right to the use of the storage area S315 and S316, for the benefit of said Units 315 and 316, 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.

SUBJECT TO THE FOLLOWING, IF ANY:

General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, building lines and easements so long as they do not interfere with the current use and enjoyment of the Real Estate.

Property of Cook County Clerk's Office