

UNOFFICIAL COPY



Doc#: 0403504030
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/04/2004 09:57 AM Pg: 1 of 4

**PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE
AND WARRANTY DEED
TENANCY BY THE ENTIRETY**

This partial assignment and assumption of ground lease, and warranty deed is made as of January 15, 2004 by and between Christos D. Athanasopoulos and Betty K. Athanasopoulos, his wife ("Assignors/Grantors") and ~~Ren Xuan~~ ^{REN XUAN} Liu and Li Liu, his wife, 2902 S. Emerald Avenue, Chicago, Illinois ("Assignees/Grantees").

Assignors/Grantors, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100's Dollars and other good and valuable consideration, in hand paid, assign and convey to Assignees/Grantees ~~Ren Xuan~~ ^{REN XUAN} Liu and Li Liu, husband and wife, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, that certain Condominium Unit No. 3115-307, situated in the County of Cook in the State of Illinois, known and described on Exhibit "A" attached hereto and made a part hereof ("the Unit"), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, together with:

Its undivided interest in and to all Common Elements, including an undivided interest in and to the Leasehold Estate created under that certain Ground Lease for Michigan Place dated December 7, 1999 between Illinois Institute of Technology, an Illinois not-for-profit corporation, as Lessor, and Michigan Place LLC, as Lessee recorded by the Cook County Recorder of Deeds on February 29, 2000 as document No. 00-147967 including all amendments and exhibits thereto ("the Ground Lease"), and together with the exclusive right to use and enjoy the limited Common Elements appurtenant to the Unit allocable to the Unit pursuant to and in accordance with the provisions of the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws for Michigan Indiana Condominium dated February 23, 2001 and recorded by the Cook County Recorder of Deeds on March 15, 2001 as document 001-0205852, as the same may have been amended from time to time (as so amended, "the Declaration"), together with

4/24

FIRST AMERICAN
File # 581642

UNOFFICIAL COPY

all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Assignors/Grantors, either in law or equity of in and to the Unit with the hereditaments and appurtenances (collectively, "the Property").

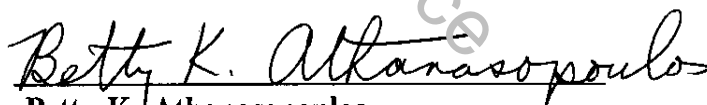
TO HAVE AND TO HOLD as husband and wife, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

And Assignors/Grantors do covenant, promise and agree to and with Assignees/Grantees that Assignors/Grantors have not done anything whereby the Unit is, or may be, in any manner encumbered or charged, except as recited in this Agreement and that it will warrant and defend the Unit against all persons lawfully claiming or to claim the same subject only to:

(1) General taxes for 2003 and subsequent years; (2) the Illinois Condominium Act; (3) the Declaration including all amendments and exhibits thereto; (4) the Ground Lease; (5) applicable zoning, planned development and building laws and ordinances and other ordinances of records; (6) acts done or suffered by Assignees/Grantees or anyone claiming by, through or under them; (7) covenants, conditions, agreements, building lines and restrictions of record as of the closing; (8) easements recorded at any time prior to closing, including any easements established by or implied from the Declaration of Amendments thereto and any easements provided therefor; (9) rights of the public, the local municipality and adjoining contiguous owners to use and have maintained any drainage, ditches, feeders, laterals and water detention basins located in or service the Property; (10) roads or highways, if any; (11) liens, encroachments and other matters over which a title insurance company authorized to do business in Illinois is willing to insure at Assignors/Grantors' expense; and (12) liens or encumbrances of a definite or ascertainable amount which may be removed at the time of closing by payment of money.

The conveyance of the Unit is not a conveyance of fee simple title in any of the Property other than the Unit.


Christos D. Athanasopoulos


Betty K. Athanasopoulos

UNOFFICIAL COPY

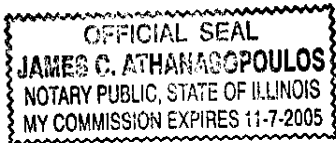
STATE OF ILLINOIS) ss.
COUNTY OF C O O K)

I, the undersigned Notary Public in and for Cook County, State of Illinois, DO HEREBY CERTIFY that Christos D. Athanasopoulos and Betty K. Athanasopoulos, his wife, personally known to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 notarial seal on January 15, 2004.

James Athanasopoulos

NOTARY PUBLIC



This instrument prepared by Sidney Sherman, 105 W. Madison St. Chicago, Illinois.

Mail To:

TONY SHU, ESQ

208 S. LaSalle #1400

Chicago IL 60604

Send Subsequent Tax Bills to:

RENXUAN LI

3115 S. Michigan # 307

Chicago IL 60616

UNOFFICIAL COPY

EXHIBIT "A"

Legal Description:

Parcel 1:

Unit No. 3115-307 in the Michigan Indiana Place Condominium (as hereinafter described) together with its undivided percentage interest in the common elements, which unit and common elements are comprised of:

(A) The Leasehold Estate (said leasehold estate being defined in paragraph 1(H) of the conditions and stipulations of the Policy), created by instrument herein referred to as the Lease, executed by Illinois Institute of Technology, an Illinois not for profit corporation, as Lessor and Michigan Place LLC, an Illinois Limited Liability Company, as Lessee, dated December 7, 1999, which Lease was recorded February 29, 2000 as document 00147967, and Assignment thereto dated November 22, 2002 which Lease conveys the land (as hereinafter described) for a term of years ending December 31, 2098 (except the buildings and improvements located on the land); AND

(B) Ownership of the buildings and improvements located on the following described land:

Certain parts of Block 1 in Charles Walker's Subdivision of that part north of the south 60 acres of the west 1/2 of the northwest 1/4 of Section 34, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, as delineated on a survey attached as exhibit B to the Declaration of Condominium recorded as document 0010205852, as amended from time to time, in Cook County, Illinois.

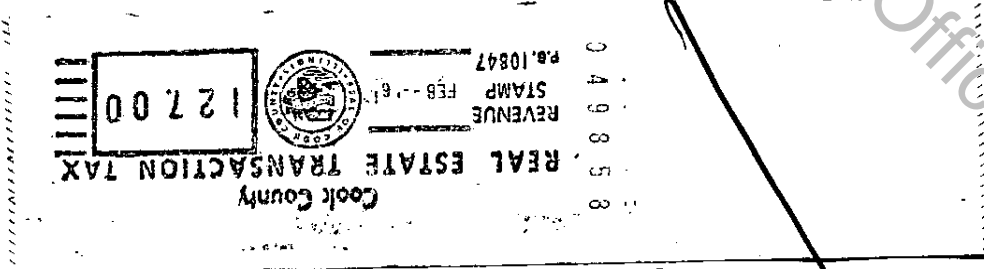
Parcel 2:

The exclusive right to the use of P-21 and L.C.E.-74 as delineated on the survey attached to the Declaration aforesaid.

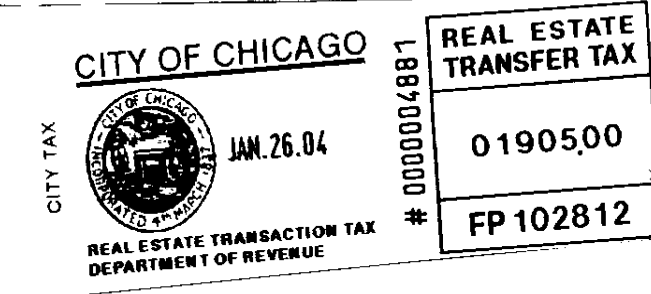
Permanent Index Number 17-34-102-049-1021

Address: 3115 S. Michigan Avenue, Unit 307, Chicago, Illinois 60616

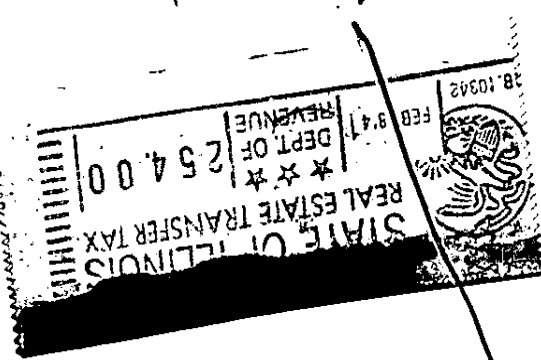
COOK COUNTY CLERK'S OFFICE



COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
FEB - 2004
002700
049858
P.O. 10847



CITY OF CHICAGO
CITY TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
JAN. 26.04
000004881
REAL ESTATE TRANSFER TAX
0190500
FP 102812



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
FEB. 9.04
254.00
28.10342