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Ticor Title Insurance



Doc#: 0630005071 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/27/2008 10:58 AM Pg: 1 of 4

PREPARED BY:

Leasa J. Baugher, Esq.
Law Offices of Leasa J. Baugher, Ltd.
125 E. Lake Street
Suite 304
Bloomington, Illinois 60108

MAIL TAX BILL TO:

Mario J. Perales & Evelyn De Jesus
1232 South Blue Island Avenue, Unit 201
Chicago, IL 60608

MAIL RECORDED DEED TO:

Mario J. Perales & Evelyn De Jesus
1232 South Blue Island Avenue, Unit 201
Chicago, IL 60608

**PARTIAL ASSIGNMENT
OF GROUND LEASE AND SPECIAL WARRANTY QUITCLAIM DEED**

The Grantor Mario J. Perales, an unmarried man of Chicago, State of Illinois, ("Grantor") for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantees, the receipt and sufficiency whereof is hereby acknowledged, by these presents does ASSIGN, GRANT, BARGAIN, SELL AND CONVEY(S) AND QUITCLAIM(S) with special warranty covenants unto Grantees, and its successors and assigns, FOREVER to Mario J. Perales, an unmarried man, and Evelyn De Jesus, an unmarried woman, not as Tenants in Common but as Joint Tenants, ("GRANTEES") whose address is 1232 South Blue Island Avenue, Unit 201, Chicago, IL 60608, all right, title and interest in and to the various estates described in EXHIBIT "A" attached hereto and made a part hereof (collectively, the "PREMISES"), which consists of the condominium percentage interest ownership of (a) the buildings and improvements (pursuant to the Declarations, as hereinafter defined) located on the land, and (b) an undivided leasehold estate created by the certain Ground Lease by and between the Chicago Housing Authority, an Illinois municipal corporation, as Landlord, and RS Homes I LLC (an Illinois Limited Liability Company), as Tenant, dated May 1, 2005, and recorded in the Office of the Cook County Recorder of Deeds on June 6, 2005 as Document No. 0515727112 as the same may be amended from time to time (the "Ground Lease"), which Ground Lease demises the land for a term (the "Term") of ninety-nine (99) years beginning on May 1, 2005 and ending on April 30, 2104.

This Assignment and Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration, the same as though the provisions of the Declaration were recited and stipulated at length herein.

Permanent Index Number(s): 17-20-200-071-0000 (affects subject property and other land for 2005 and beyond)

Property Address: 1232 S. Blue Island Avenue, Unit 201, Chicago, IL 60608

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantees, forever.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 6th Day of October, 2006

Mario J. Perales
Mario J. Perales

BOX 15

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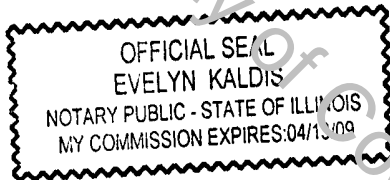
Quitclaim Deed - Continued

STATE OF ILLINOIS)
)
 COUNTY OF COOK)

I, Evelyn KALDIS, a Notary Public in and for the County and State aforesaid, do hereby certify that Mario J. Perales, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN, under my hand and notarial seal this 6 day of October, 2006.

[Signature]
 Notary Public



Exempt under provisions of Paragraph E
 Section 3. City of Chicago Municipal Code
 3-33-070 Real Estate Transfer Ordinance

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000593072 CH

STREET ADDRESS: 1232 S BLUE ISLAND AVE

201

CITY: CHICAGO

COUNTY: COOK COUNTY

TAX NUMBER: 17-20-200-071-0000

LEGAL DESCRIPTION:

PARCEL 1: UNIT 201 IN THE 1232 SOUTH BLUE ISLAND CONDOMINIUMS (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.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: CHICAGO HOUSING AUTHORITY, AS LESSOR, AND RS HOMES I LLC, AS LESSEE, DATED AS OF MAY 1, 2005, WHICH LEASE WAS RECORDED JUNE 6, 2005 AS DOCUMENT 0515727112; WHICH LEASE AS AMENDED, DEMISE THE LAND (AS HEREINAFTER DESCRIBED IN (B) BELOW) FOR A TERM OF 99 YEARS (EXCEPT THE BUILDINGS AND IMPROVEMENTS ON THE LAND);

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 39 IN PLAT 2 ROOSEVELT SQUARE SUBDIVISION, A RESUBDIVISION OF BLOCKS 6, 7, AND PART OF 8 OF HENRY WALLER'S SUBDIVISION, PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0612331058, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1232-B A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 10/6, 2006 Signature: [Signature]
Grantor or Agent

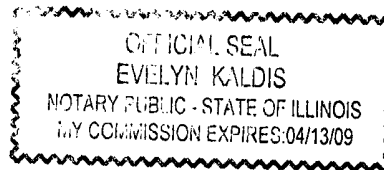
Subscribed and sworn to before me by the

said _____

this 6 day of October

[Signature]

[Signature]
Notary Public



The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 10/6, 2006 Signature: [Signature]
Grantee or Agent

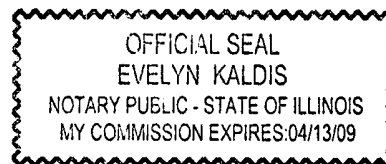
Subscribed and sworn to before me by the

said _____

this 6 day of October

[Signature]

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]