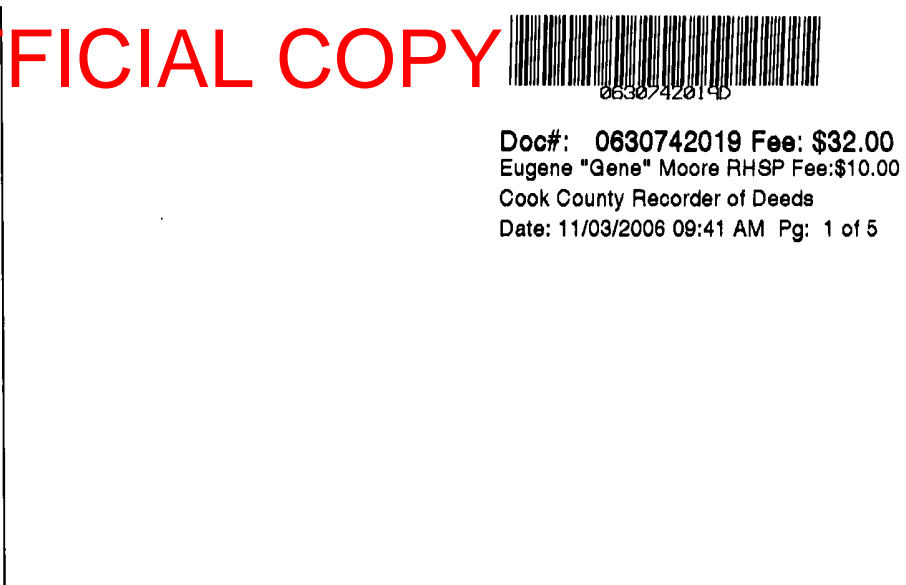




Doc#: 0630742019 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/03/2006 09:41 AM Pg: 1 of 5

OTI MD 83746d1
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1097
Bk NR 77 AS



Above Space for Recorder's Use Only

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

THIS PARTIAL ASSIGNMENT OF GROUND LEASE AND SPECIAL WARRANTY DEED

(**"Assignment and Deed"**) is made between ^{Kyle J. Butt and Patricia F. Anderson - Butt} ROBERT BURGER-ZELLINGER (**"Grantor"**), whose address is 1121 West Washburne Avenue, #301, Chicago, IL and ^{RBZ} KYLE BUTT and TRICIA BUTT, husband and wife, (**"Grantees"**), whose address is 307 W. University, Unit #2A, Chicago, IL 60608.

WITNESSETH, that 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** with special warranty covenants unto Grantees, and their successors and assigns, **FOREVER**, all of Grantor's right, title and interest in and to the various Real Estate 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 Declaration, as hereinafter defined) located on the land, and (b) an undivided leasehold estate created by that certain Ground Lease by and between the Chicago Housing Authority, an Illinois municipal corporation, as Landlord, and Grantor, 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. 0515727100 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.

Grantor also hereby grants to Grantees, their successors and assigns, as rights and easements appurtenant to the above described real estate, the right and easement for the benefit of the property set forth in the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for The 1121 West Washburne Condominiums, a Condominium, as amended from time to time (the **"Declaration"**). Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

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.

[Handwritten signature]
837

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TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversions, remainder, buildings, improvements, fixtures affixed of attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantees, as husband and wife, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantees, and their successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND** the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to ; (1) current, non-delinquent real estate taxes and real estate taxes for subsequent years (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments; (3) the terms and provisions of the Declaration and any amendments thereto; (4) the terms and provisions of the Ground Lease including any amendments thereto or assignments or subleases thereof; provided that the foregoing does not materially adversely affect the use of the Premises as a condominium residence; (5) public, private and utility easements, including any easements established by, or implied from, the Declaration and any amendments thereto provided that the foregoing does not materially, adversely affect the use of the Premises as a condominium residence; (6) covenants, conditions and restrictions or record provided that the provided that the foregoing does not materially, adversely affect the use of the Premises as a condominium residence; (7) applicable zoning and building laws, ordinances and restrictions; (8) road and highways, if any; (a) limitations and conditions imposed by the Act; (10) encroachments, if any, which do not materially, adversely impair the use and enjoyment of the condominium as a residence or the parking space, if any, as a parking space for one passenger vehicle; (11) installments due after the date of the closing for assessments, established pursuant to the Declaration; (12) matters over which the title company is willing to insure; (13) acts done or suffered by Grantees of anyone claiming by, through or under Grantees; (14) Grantees' mortgage, if any; provided that the foregoing does not materially adversely affect the use of the Premised as a condominium residence; and (15) leases, licenses and management agreements affecting the Parking Space, if any, and/or the Common Elements (as defined in the Declaration) provided that the foregoing does not materially adversely affect the use of the Premises as a condominium residence

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first written below.

Dated this 10th day of Oct., 2006.

PLEASE
PRINT OR
TYPE NAME
BELOW
SIGNATURE(S)

 (SEAL)
ROBERT BURGER-ZELLINGER

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EXHIBIT "A"

LEGAL DESCRIPTION OF PREMISES

PARCEL 1: UNIT 301 IN THE 1121 WEST WASHBURNE 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 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 NUMBER 0515727100, WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED IN 1(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 52 IN PLAT 2 ROOSEVELT SQUARE SUBDIVISION, A RESUBDIVISION OF BUCKLEYS SUBDIVISION, PART OF MACALASTER'S SUBDIVISION, AND SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO, PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, 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 NUMBER 0616531009, IN COOK COUNTY, ILLINOIS.


PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1121-A, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Common Address: 1121 West Washburne Avenue, Unit 301, Chicago, Illinois 60608

Permanent Index Number(s): 17-20-207-052-0000 (affects subject property and other land for 2005 and beyond)

STATE TAX

STATE OF ILLINOIS



OCT. 25.06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000098634

REAL ESTATE TRANSFER TAX
00335.00
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. 25.06


REVENUE STAMP

0000098877

REAL ESTATE TRANSFER TAX
00167.50
FP 102802

CITY TAX

CITY OF CHICAGO



OCT. 25.06

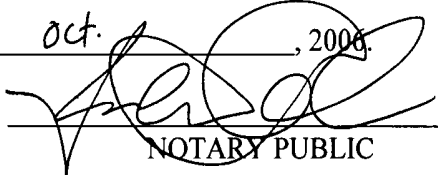
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000012963

REAL ESTATE TRANSFER TAX
025.12.50
FP 102805

UNOFFICIAL COPY

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
Robert Burger-Zellinger, a bachelor, known to me to be the same person(s)
whose name(s) subscribed to the foregoing instrument, appeared before me this
day in person, and acknowledged that he signed, sealed and delivered the said
instrument as his 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 10th day of Oct., 2008.
Commission expires Feb. 13, 2010

NOTARY PUBLIC

This instrument was prepared by: Richard Cohn, 221 North LaSalle St, Suite 2040, Chicago, Illinois 60601

MAIL TO:

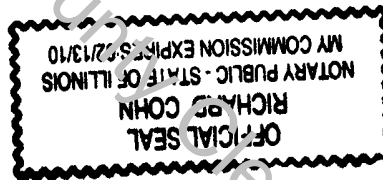
Melissa Hursey
70 W. Burton Drive
Chicago, IL 60610

SEND SUBSEQUENT TAX BILLS TO:

Kyle Butt and Tricia Butt
1121 W. Washburne, Unit #301
Chicago, IL 60608

OR

Recorder's Office Box No. _____



Property of Cook County Clerk's Office

UNOFFICIAL COPY

ACCEPTANCE BY ASSIGNEE /GRANTEE

Grantee hereby accepts the foregoing Assignment and Deed and agrees to perform all of the obligations of the "Tenant" under the Ground Lease which arise or accrue form and after the date hereof and which relate directly and exclusively to the maintenance, repair, use and occupancy of the Unit.

[Signature]
Name: _____

[Signature]
Name: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Richard Cohn, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that KYLE J. BUTT & PATRICIA F. ANDERSON, BUTT, personally known to me to be the same person(s) whose name(s) 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.

Given under my hand and official seal, this 10th day of Oct., 2006.

Commission expires Feb 13, 2010

[Signature]
NOTARY PUBLIC

