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This instrument prepared by:

James F. Russ, Jr.
4915 Main Street
Downers Grove, IL 60515

Doc#: 0723239127 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/20/2007 01:55 PM Pg: 1 of 7

After Recording return to:

James F. Russ, Jr.
James F. Russ, Jr., P.C.
4915 Main Street
Downers Grove, IL 60515

Send subsequent tax bills to:

Shawn Mejdrich
1751 North Western Avenue, Unit 203, Chicago, IL 60649

PARTIAL ASSIGNMENT OF GROUND LEASE AND SPECIAL WARRANTY DEED

THIS PARTIAL ASSIGNMENT OF GROUND LEASE AND SPECIAL WARRANTY DEED ("Assignment and Deed") is made as of the 15 day of June, 2006, between SHAWN MEJDRICH ("Grantor"), whose address is 1751 North Western Avenue, Unit 203, Chicago, IL 60649, and MEJDRICH-NGUYEN, LLC ("Grantee"), whose address is 1751 North Western Avenue, Unit 2B, Chicago, IL 60647.

WITNESSETH, that Grantor, for an in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does ASSIGN, GRANT, BARGAIN, SELL and CONVEY with special warranty covenants until Grantee, and its successors and assigns, FOREVER, all of Grantor's 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 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. 0515727120 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 Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the right and easements for the benefit of the property set forth in the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for The 915 South Lytle Condominiums, a Condominium, as

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amended from time to time (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

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.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder, buildings, improvements, fixtures affixed or 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 Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its 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; (5) any amendments thereto; (6) covenants, conditions and restrictions of record; (7) applicable zoning and building laws, ordinances and restrictions; (8) roads and highways, if any; (9) 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 Grantee or anyone claiming by, through or under Grantee; (14) Grantee's mortgage, if any; and (15) leases, licenses and management agreements affecting the Parking Space, if any, and/or the Common Elements (as defined in the Declaration).

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

EXEMPT UNDER PROVISIONS OF PARAGRAPH e
SECTION 31-45, REAL ESTATE TRANSFER TAX ACT.

Shawn Mejdrich
SHAWN MEJDRICH

7/10/07
DATE

[Signature]
BUYER, SELLER OR REPRESENTATIVE

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EXHIBIT "A"

LEGAL DESCRIPTION OF PREMISES

Parcel 1: Unit 302 in the 915 South Lytle 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 0515727120, 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 8 in Plat 1 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 0610744046, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-915 F a limited common element, as delineated on the survey attached to the Declaration of Condominium aforesaid.

Common Address: 915 South Lytle Street, Unit 302, Chicago, IL 60607
Permanent Index Number(s): 17-17-323-009-0000 (affects subject property and other land for 2005 and beyond)

Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION OF PREMISES

Parcel 1: Unit 302 in the 915 South Lytle 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 0515727120, 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);

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Parcel 2: The exclusive right to the use of P-915-F, a limited common element, as delineated on the survey attached to the Declaration of Condominium aforesaid.

Common Address: 915 South Lytle Street, Unit 302, Chicago, IL 60607
Permanent Index Number(s): 17-17-323-009-0000 (affects subject property and other land for 2005 and beyond)

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First American Title Insurance Company

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 and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 7/10/07

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 10 DAY OF July,
20 07

NOTARY PUBLIC _____

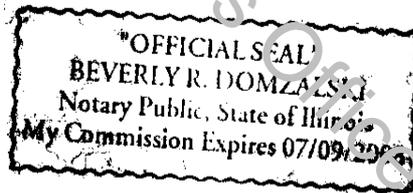
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: 7/10/07

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 10 DAY OF July,
20 07

NOTARY PUBLIC Beverly R. Domzalski



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 a Class A misdemeanor for subsequent offenses.

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