



Doc#: 0808818074 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/28/2008 03:02 PM Pg: 1 of 5

SPECIAL WARRANTY DEED AND MEMORANDUM OF LEASE

THIS SPECIAL WARRANTY DEED AND MEMORANDUM OF LEASE ("Deed") is given this 27th day of March, 2008, by SUZANNE SCHINDLER, ("Grantor") married to ILJA FAIBUSSOWITSCH, to ERIC M. SCHULTZ and JENNIFER B. SCHULTZ, ("Grantees") residents of Illinois, not as Joint Tenants and not as Tenants in Common, but as Tenants by the Entirety.

** husband and wife*

RECITALS


1. Orchard Park Limited Partnership (OPLP), as tenant, and the Housing Authority of the City of Chicago, Illinois, as landlord, (the "Ground Lessor") have previously entered into that certain Ground Lease Agreement dated as of February 10, 1995, a memorandum of which was recorded in the Office of the Cook County Recorder of Deeds on April 27, 1995 as Document Number 95278768 as amended by that Amendment to Ground Lease dated July 1, 1996 a memorandum of which was recorded in the Office of the Cook County Recorder of Deeds on September 6, 1996 as Document Number 96683221 as further amended by that Second Amendment to Ground Lease dated December 30, 1996 a memorandum of which was recorded in the Office of the Cook County Recorder of Deeds on December 31, 1996 as Document Number 96983508 (the "Master Lease") affecting certain real property of which the Real Estate (as hereinafter defined) is a part. The term of the Master Lease expires on November 30, 2093, which term may be extended under certain conditions for an additional consecutive ninety-nine (99) year period.

2. OPLP, as tenant, having entered into that certain Residential Lot Lease dated April 29, 1998 (the "Lot Lease"), by the terms of which OPLP leased the real estate (except the improvements thereon), together with all rights, privileges, easements and appurtenances thereto, described in the legal description attached hereto as Exhibit A (the "Real Estate") for a term ending one day prior to the expiration of the then existing term of the Master Lease.

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STATE TAX

STATE OF ILLINOIS



MAR. 27. 08


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000022941

REAL ESTATE TRANSFER TAX
00467.50
FP326652

CITY TAX

CITY OF CHICAGO



MAR. 27. 08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


0000034523

REAL ESTATE TRANSFER TAX
01000.00
FP326650

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



MAR. 27. 08


REVENUE STAMP

0000037846

REAL ESTATE TRANSFER TAX
00233.75
FP326665

CITY TAX

CITY OF CHICAGO



MAR. 27. 08


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000034524

REAL ESTATE TRANSFER TAX
00506.25
FP326650

CITY TAX

CITY OF CHICAGO



MAR. 27. 08


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000034521

REAL ESTATE TRANSFER TAX
01000.00
FP326650

CITY TAX

CITY OF CHICAGO



MAR. 27. 08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000034522

REAL ESTATE TRANSFER TAX
01000.00
FP326650

UNOFFICIAL COPY

3. The Deed is a memorandum of the Lot Lease. This Deed is not a complete summary of the Lot Lease. The provisions in this Deed shall not be used in interpreting the provision of the Lot Lease.

4. The Real Estate is improved with a townhome and ancillary facilities including driveways, curbs, site lighting, fences, sidewalks and landscaping (the "Improvements").

5. In connection with the lease of the Real Estate to Grantor, pursuant to the Lot Lease, Grantor desires to assign and convey and Grantee desires to accept such assignment and title to the Improvements located on the Real Estate.

Now, therefore, in consideration of the foregoing Recitals (which are incorporated herein by this reference) and the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee (the receipt of which Grantor acknowledges), Grantor does hereby convey and warrant to Grantee the Improvements located on the Real Estate, subject to the following permitted exceptions:

- (1) current non-delinquent real estate taxes and taxes for subsequent years;
- (2) special taxes or assessments for improvements not yet completed and other assessments or installments which are not due and payable at the time of Closing;
- (3) plat of subdivision affecting the Improvements (now or hereinafter recorded);
- (4) public, private and utility easements;
- (5) covenants, conditions and restriction of record;
- (6) applicable zoning and building laws, ordinances and restrictions, as amended from time to time;
- (7) Declaration of Easements, Restrictions and Covenants for Orchard Park;
- (8) party walls;
- (9) alleys, roads and highways (if any);
- (10) matters over which the title insurer is willing to insure;
- (11) acts done or suffered by Grantee;
- (12) Grantee's mortgage;
- (13) terms, conditions and restrictions of the Master Lease; and
- (14) Declaration of Trust in favor of U.S. Department of Housing and Urban Development affecting the fee ownership of the Ground Lessor.

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Grantor has executed this Deed as of the date first written above.

GRANTOR:

Susanne Schindler
SUSANNE SCHINDLER

Ilja Faibussowitsch
ILJA FAIBUSSOWITSCH

STATE OF ILLINOIS) ss
COUNTY OF COOK) I, the undersigned, a Notary Public licensed in Cook County, Illinois, certify that Susanne Schindler, married to Ilja Faibussowitsch, personally known to me to be the same person(s) who subscribed 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 27th day of MARCH, 2008.

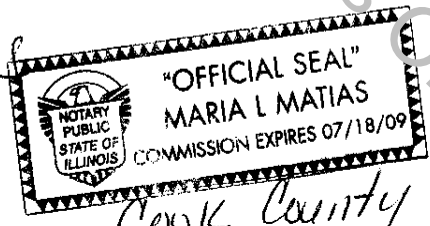
Joni E Sierra
NOTARY PUBLIC



STATE OF ILLINOIS) ss
COUNTY OF COOK) I, the undersigned, a Notary Public licensed in Cook County, Illinois, certify that Ilja Faibussowitsch, personally known to me to be the same person(s) who subscribed 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 26 day of March, 2008.

Maria L. Matias
NOTARY PUBLIC



This instrument prepared by:

Aldon W. Patt, 120 W. Madison St., Suite 1118, Chicago, Illinois 60602.

Mail recorded Deed to:

David C. Nelson, Esq., 20 E Jackson Blvd, Suite 600, Chicago, Illinois 60604

Send subsequent tax bills to:

Eric and Jennifer Schultz, 1525 E North Clybourn Avenue, Chicago, Illinois 60610

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Legal Description:

PARCEL 1: LEASEHOLD ESTATE CREATED BY INSTRUMENT (REFERRED TO HEREIN AS THE SUBLEASE), A MEMORANDUM OF WHICH WAS RECORDED JULY 6, 1998 AS DOCUMENT NUMBER 98574761, AS AMENDED FROM TIME TO TIME, WHICH DEMISES THE LAND BUT NOT THE IMPROVEMENTS LOCATED THEREON FOR A TERM OF YEARS BEGINNING DECEMBER 30, 1996 AND ENDING NOVEMBER 20, 2093; BEING A SUBLEASE OF PART OF THAT LEASEHOLD ESTATE CREATED BY INSTRUMENT DATED FEBRUARY 1, 1995 (REFERRED HEREINAFTER AS THE GROUND LEASE) A MEMORANDUM OF WHICH WAS RECORDED APRIL 27, 1995 AS DOCUMENT NUMBER 95278768, AS AMENDED FROM TIME TO TIME, WHICH DEMISES THE LAND AND OTHER LAND FOR A TERM OF YEARS BEGINNING APRIL 7, 1995 AND ENDING NOVEMBER 30, 2093.

SUBPARCEL A:

LOT 5 IN BLOCK 3 OF ORCHARD PARK SUBDIVISION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1998 AS DOCUMENT 98901233, IN COOK COUNTY, ILLINOIS.

SUBPARCEL B:

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL A AS CREATED, DEFINED AND LIMITED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR ORCHARD PARK RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983509, AS AMENDED FROM TIME TO TIME, OVER, UPON AND ACROSS THE COMMON AREA (AS DEFINED AND DESCRIBED THEREIN).

SUBPARCEL C: EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCELS A AND 2 AS CREATED, DEFINED AND LIMITED BY EASEMENT AGREEMENT RECORDED SEPTEMBER 6, 1996 AS DOCUMENT NUMBER 96683222 OVER, UPON AND ACROSS PRIVATE STREET.

PARCEL 2: IMPROVEMENTS (BUT NOT THE COMMON AREA IMPROVEMENTS) AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR ORCHARD PARK) DATED DECEMBER 30, 1996 AND RECORDED DECEMBER 31, 1996 AS DOCUMENT 96983509, AS AMENDED FROM TIME TO TIME, LOCATED ON THE LAND.

Permanent Index Number:

Property ID: 17-04-101-081

Property Address:

1525 N. Clybourn Ave. #E
Chicago, IL 60610