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Chicago Title Insurance Company

## PARTIAL ASSIGNMENT OF GROUND LEASE AND WARRANTY DEED ILLINOIS STATUTORY



Doc#: 0821301135 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/31/2008 12:04 PM Pg: 1 of 4

FIRST AMERICAN

File # 1826595

THIS PARTIAL ASSIGNMENT OF GROUND LEASE AND WARRANTY DEED ("Assignment and Deed") is made as of the 26th day of June, 2008, between Justin Lesch ("Grantor") whose address is 1038 South Racine Avenue, Unit 201, Chicago, Illinois 60607 and Chris R. Mihalopoulos, single, not married ("Grantee") whose address is 1020 South 87th Court, Palos Hills, Illinois 60465. 4

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 Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does ASSIGN, GRANT, BARGAIN, SELL AND CONVEY unto 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. 0515727106 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 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 1038 South Racine Condominiums, a Condominium, as amended from time to time (the "Declaration").

This Partial 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 therunto 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, eith 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 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:

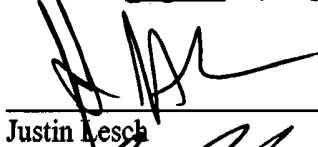
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(1) current, non-delinquent real estate taxes and real estate taxes for subsequent years; (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments; (3) the terms and provisions 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) public, private and utility easements, including any easements established by, or implied from, the Declaration and 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).

Permanent Real Estate Index Number(s): 17-17-334-047-4003

Address(es) of Real Estate: 1038 South Racine Avenue, Unit 201, Chicago, Illinois 60607

Dated this 28<sup>th</sup> day of June, 2008




Justin Lesch



Chris R. Michalopoulos

CITY TAX  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE




CITY OF CHICAGO  
 JUL. 24.08

# 0000000041

REAL ESTATE TRANSFER TAX
03675.00
FP 102812

STATE TAX  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE




STATE OF ILLINOIS  
 JUL. 24.08

# 0000054407

REAL ESTATE TRANSFER TAX
00350.00
FP 103027

COUNTY TAX  
 REAL ESTATE TRANSACTION TAX



COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP  
 JUL. 24.08

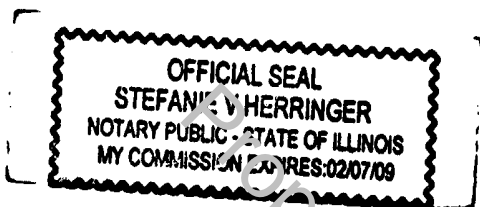
# 0000054613

REAL ESTATE TRANSFER TAX
00175.00
FP 103028

**UNOFFICIAL COPY**STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Justin Lesch, Single, personally known to me to be the same person(s) whose name(s) 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 official seal, this 26th day of June, 2008



Stefanie V. Heringer (Notary Public)

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**Prepared By:** Dennis M. Nolan, Esq.  
221 Railroad Avenue  
Bartlett, Illinois 60103

**Mail To:**

Peter A. Papoutsis, Esq.  
Law Offices of Nicholas C. Syregelas  
19 North Green  
Chicago, Illinois 60607

**Name & Address of Taxpayer:**

Chris R. Mihalopoulos  
1038 South Racine Avenue, Unit 201  
Chicago, Illinois 60607

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## EXHIBIT 'A'

### Legal Description

PARCEL 1: UNIT 201 IN THE 1038 SOUTH RACINE 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 LEASHOLD 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 0515727106, 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 21 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 0606831109 IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1038-E, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Prepared by Cook County Clerk's Office