

# UNOFFICIAL COPY



Doc#: 0824747007 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/03/2008 08:48 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED  
BY:

Brian Meltzer  
MELTZER, PURTILL & STELLE LLC  
1515 East Woodfield Road  
Second Floor  
Schaumburg, Illinois 60173-5431

4388653 1/2

ABOVE SPACE FOR RECORDER'S USE ONLY

GIT (8/25)

## SPECIAL WARRANTY DEED and PARTIAL ASSIGNMENT OF GROUND LEASE

This Special Warranty Deed and Partial Assignment of Ground Lease (the "Deed and Assignment"), made this August 20, 2008, between Parkside Old Town I, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), and Padma K. Amin and Kiran Amin ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, ASSIGN AND CONVEY unto the Grantee, [INSERT TENANCY] and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

\* husband and wife, as tenants by the entirety  
See Exhibit A attached hereto.

[Note: There were no tenants in this unit as this is new construction]

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, 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, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration (as defined below), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

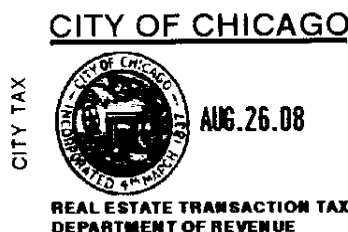
# UNOFFICIAL COPY

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

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (a) General real estate taxes for the current year not yet due and for subsequent years;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;
- (d) The Declaration of Condominium Ownership for Parkside of Old Town Midrise Leasehold Condominium, including all Exhibits thereto, as amended from time to time (the "Declaration");
- (e) The Illinois Condominium Property Act;
- (f) Applicable zoning and building laws and ordinances;
- (g) Roads and highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's mortgage, if any;
- (j) Plats of dedication and covenants thereof;
- (k) Acts done or suffered by Grantee, or anyone claiming under Grantee; and
- (l) The Ground Lease for a portion of Parkside Phase I Development recorded October 13, 2006 as document number 0628602043, including all Exhibits and any assignments or amendments thereto (the "Ground Lease");
- (m) The Open Space/Common Areas Ground Lease for a portion of Parkside Phase I Development recorded October 13, 2006 as document number 0628602045, the Amendment to Open Space/Common Areas Ground Lease recorded November 6, 2006 as document number 0631045059 including all exhibits and any assignments or amendments thereto (the "Open Space Ground Lease"); and
- (n) The Community Declaration for Parkside of Old Town, recorded on October 5, 2007 as document number 0727815136, including all exhibits thereto, as amended from time to time (the "Community Declaration")

00339625-2



# 0000004795	<b>REAL ESTATE TRANSFER TAX</b>
	<b>0453600</b>
	<b>FP 103018</b>

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Permanent Real Estate Index Number(s): 17-04-305-031 and 17-04-307-030, VOL. 498

Address(es) of real estate: 437 West Division, Chicago, Illinois 60610

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR: PARKSIDE OLD TOWN I, LLC, an Illinois limited liability company

By: Parkside Associates, LLC, an Illinois limited liability company, its managing member

By: Kimball Hill Urban Centers Chicago One, LLC, an Illinois limited liability company and member

By: Doug Guthrie  
Its: \_\_\_\_\_

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Doug Guthrie, as authorized signatory of Parkside Old Town I, LLC., an Illinois limited liability company (the "Company") appeared before me this day in person and acknowledged that he/she signed, sealed and delivered this instrument as his/her free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 20 day of August, 2008.



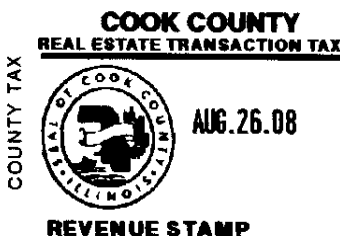
Laura Sax  
Notary Public

MAIL TO:

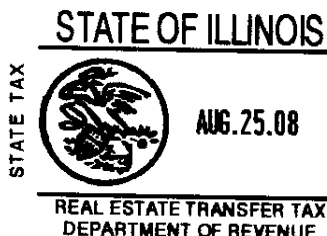
Gardi & Naught, Ltd.  
939 N. Plum Grove Rd. Suite 21  
Sharenburg, IL 60173

SEND SUBSEQUENT TAX BILLS TO:

Kiran Amin  
(NAME)  
21 Pembury Way  
(ADDRESS)  
Beverlyton, IL 60010  
(CITY STATE AND ZIP)



REAL ESTATE TRANSFER TAX
0021600
FP 103017



REAL ESTATE TRANSFER TAX
0043200
FP 103014

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## EXHIBIT A

PARCEL 1: <sup>0000</sup>  
 UNIT NO.01-810 and P 01-~~0~~ IN THE PARKSIDE OF OLD TOWN MIDRISE LEASEHOLD  
 CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT  
 OF LAND:

CERTAIN LOTS IN PARKSIDE OF OLD TOWN BEING A RESUBDIVISION AND  
 CONSOLIDATION OF PARTS OF BLOCKS 2 AND 3, AND ALL OF BLOCKS 4 AND 5, AND  
 PARTS OF VACATED ALLEYS LYING WITHIN BLOCK 2 AFORESAID, AND VACATED  
 ALLEYS LYING WITHIN BLOCKS 3, 4 AND 5 AFORESAID, TOGETHER WITH THAT PART OF  
 VACATED ELM STREET LYING SOUTH OF AND ADJOINING BLOCKS 2, 3 AND 5  
 AFORESAID, AND LYING NORTH OF AND ADJOINING BLOCKS 9, 7 AND 6, AND THAT PART  
 OF VACATED NORTH HUDSON AVENUE LYING WEST OF AND ADJOINING BLOCK 2  
 AFORESAID, AND LYING EAST OF AND ADJOINING BLOCK 3 AFORESAID, AND LYING  
 NORTH OF THE SOUTH LINE OF WEST ELM STREET, AND LYING SOUTH OF THE SOUTH  
 LINE OF WEST DIVISION STREET AS WIDENED, ALL IN ROGERS' SUBDIVISION OF THAT  
 PART WEST OF THE EAST LINE OF SEDGWICK STREET OF THE NORTHEAST 1/4 OF THE  
 SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD  
 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM  
 OWNERSHIP FOR PARKSIDE OF OLD TOWN MIDRISE LEASEHOLD CONDOMINIUM  
 RECORDED AS DOCUMENT NO. 0818345111\* (THE "DECLARATION"), TOGETHER  
 WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

A LEASEHOLD ESTATE CREATED BY GROUND LEASE FOR A PORTION OF THE PARKSIDE  
 PHASE I DEVELOPMENT BETWEEN CHICAGO HOUSING AUTHORITY, LANDLORD, AND  
 PARKSIDE OLD TOWN I, LLC, TENANT RECORDED OCTOBER 13, 2006 AS DOCUMENT  
 NUMBER 0628602043 FOR A TERM OF NINETY-NINE YEARS COMMENCING ON SEPTEMBER  
 1, 2006; PARTIALLY ASSIGNED IN THE AMOUNT OF GRANTEE'S UNDIVIDED INTEREST  
 HEREIN TO GRANTEE PURSUANT TO THE "UNIT LEASE ASSIGNMENT" AS DEFINED IN  
 SECTION 6.3 OF THE GROUND LEASE OVER THE PROPERTY DESCRIBED ABOVE AS  
 PARCEL 1.

*\* as amended from time to time*

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND  
 EGRESS OVER THE COMMUNITY AREA FOR ACCESS, INGRESS AND EGRESS TO AND  
 FROM PARCELS 1 AND 2 OVER THE COMMUNITY AREA AS CREATED BY SECTION 2.04 OF  
 THE COMMUNITY DECLARATION RECORDED OCTOBER 5 2007 AS DOCUMENT NUMBER  
 0727815136 AND CREATED BY THIS SPECIAL WARRANTY DEED.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements  
 appurtenant to the above described real estate, the rights and easements for the benefit of said property set  
 forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements  
 set forth in the Declaration for the benefit of the remaining property described therein.

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