



Doc#: 0828342097 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/09/2008 11:32 AM Pg: 1 of 4

PARTIAL ASSIGNMENT OF GROUND LEASE AND WARRANTY DEED

THE GRANTOR(S) Jeff Bagnall, a married man, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, ASSIGNS, GRANTS, BARGAINS, SELLS, CONVEYS and WARRANTS to Rovinder S. Saini and Rachna Singh, husband and wife, of 2213 Hillside Court, Freeport, IL 61032, not as tenants in common ~~but as joint tenants but as tenants by the entirety~~, all of Grantor's right, title and interest in and to the various estates described in the legal description attached hereto as Exhibit A, which consists of the condominium percentage ownership interest of (a) the buildings and improvements (pursuant to the Declaration) located on the land, and (b) an undivided leasehold estate created by that certain Ground Lease executed by the Chicago Housing Authority, an Illinois municipal corporation, as Landlord, 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 ("Ground Lease"), which Ground Lease demises the land for a term of ninety-nine (99) years beginning on May 1, 2005 and ending on April 30, 2104.

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; the Declaration; Terms and provisions of the Ground Lease including any amendments thereto or assignments or subleases thereof; General real estate taxes for the year 2007 (2nd Installment) and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-20-207-052-0000
Address(es) of Real Estate: 1121 W. Washburne Avenue, Unit 101, Chicago, IL 60608

Dated this 11th day of August 2008

Jeff Bagnall

YHC

FIRST AMERICAN
File # 1814118

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY COOK SS.
OF _____

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jeff Bagnall, 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 _____ 11th day of August 2008 _____

Notary Public)



Richard A. Duffin

Prepared by:
Richard A. Duffin
Duffin Law Offices
53 W. Jackson
Suite 1650
Chicago, IL 60604

Mail to:
John Mantis
1300 W. Higgins Road
Suite 209
Park Ridge, IL 60068

Name and Address of Taxpayer:
Rovinder S. Saini and Rachna Singh
1121 W. Washburne Avenue
Unit 101
Chicago, IL 60608

COUNTY TAX
REVENUE STAMP
SEAL OF COOK COUNTY
OCT - 2.08

COOK COUNTY
REAL ESTATE TRANSACTION TAX

0000056778
REAL ESTATE TRANSFER TAX
00165.00
FP 103028

STATE TAX



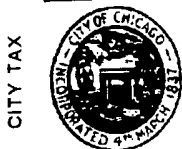
OCT - 2.08

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000056572

0000056572
REAL ESTATE TRANSFER TAX
00330.00
FP 103027

CITY OF CHICAGO



OCT. - 2.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001594

REAL ESTATE TRANSFER TAX
03465.00
FP 102812

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 from and after the date hereof and which relate directly and exclusively to the maintenance, repair, use and occupancy of the Unit.

Rovinder S. Saini 9.4.08
Rovinder S. Saini

Rachna Singh
Rachna Singh

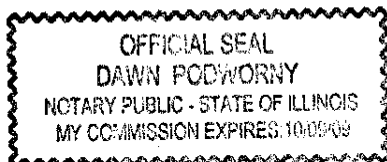
STATE OF ILLINOIS, COUNTY COOK SS.
OF _____

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rovinder S. Saini and Rachna Singh, husband and wife, 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 4th day of ~~August~~ September 2008

Dawn Podworny

Notary Public)



UNOFFICIAL COPY

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT 101 IN 1121 WEST WASHBURNE CONDOMINIUM ASSOCIATION (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 5, 2005, WHICH LEASE WAS RECORDED JUNE 6, 2005 AS DOCUMENT 0515727100, AND BY PARTIAL ASSIGNMENT OF GROUND LEASE AND SPECIAL WARRANTY DEED RECORDED JULY 3, 2006 AS DOCUMENT 0618440125, WHICH LEASE AS AMENDED, DEMISES THE LAND (AS HEREIN AFTER DESCRIBED) FOR A TERM OF 99 YEARS COMMENCING MAY 1, 2005; AND

(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 1/2 OF THE SOUTHWEST 1/4 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, REOCRDED AS DOCUMENT NUMBER 0616531009, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

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

Permanent Index #'s: 17-20-207-052-0000 Vol: 597

Property Address: 1121 Washburne Avenue, #101, Chicago, Illinois 60608