



Doc#: 0922518013 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/13/2009 10:30 AM Pg: 1 of 7

This Instrument Prepared by:

DLA Piper US LLP  
203 North LaSalle Street, Suite  
1900  
Chicago, Illinois 60601  
Attn: Adam T. Berkoff, Esq.

After Recording Return to:

David Nelson  
Nelson Law Office  
20 S. Jackson Blvd. #200  
Chicago, IL 60604

Send Subsequent Tax Bills to:

Lin Yu & Yuting Lin  
17 W. 35th St Unit B C 2-407  
Chicago IL 60616

01090394 (en) 1 of 2 UNOFF

**ASSIGNMENT AND SPECIAL WARRANTY DEED**

**THIS ASSIGNMENT AND SPECIAL WARRANTY DEED** is made as of the August 7, 2009, between **PARK BOULEVARD LLC**, an Illinois limited liability company ("Grantor"), whose address is 350 West Ontario, 7th Floor, Chicago, IL 60610, and **Lin Yu and Yuting Lin** ("Grantee"), whose address is 3100 S. Michigan Ave. #902 Chicago, Illinois 60616;

**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** with special warranty covenants unto Grantee, and its successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois:

**SEE ATTACHED EXHIBIT B**

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 the property set forth in the Residential Declaration [and the Parking Declaration] ([each as] defined below) 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 Special Warranty Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Residential

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Declaration [and Parking Declaration] the same as though the provisions of the Residential Declaration [and Parking Declaration] were recited at length herein.

**TOGETHER WITH** all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, 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 those exceptions listed on Exhibit A attached hereto.

[Signature page follows]

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

**PARK BOULEVARD LLC**, an Illinois limited liability company

By: Stateway Associates LLC, an Illinois limited liability company, its sole Member and Manager

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK    )

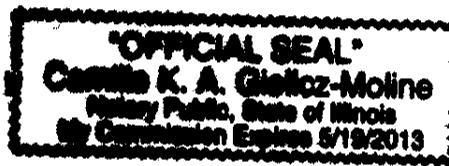
I, Camille K.A. Gieloz-Moline Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that James L. Miller, as CEO of Stateway Associates LLC, an Illinois limited liability company, as sole Member and Manager of Park Boulevard LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he/she, being thereunto duly authorized, signed and delivered said instrument as the free and voluntary act of said limited liability company and as his/her own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this August 7, 2009.

Camille K.A. Gieloz-Moline  
Notary Public

My Commission Expires:

Aug 19, 2013



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## Exhibit A

### Permitted Exceptions

1. General and special real estate taxes and assessments not due and payable at the time of closing;
2. The Illinois Condominium Property Act;
3. The plat for the Residential Condominium and the Residential Declaration, including all other amendments and exhibits thereto;
4. The plat for the Parking Condominium and the Parking Declaration, including all other amendments and exhibits thereto;]
5. Applicable zoning and building laws and ordinances and other ordinances of record;
6. Encroachments, if any, which do not materially affect the use of the Residential Unit as a residence [or the Parking Unit as a unit parking space];
7. Leases and licenses affecting the Common Elements of the Residential Condominium or the Parking Condominium;
8. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Residential Unit as a residence or the Parking Unit as a unit parking space;
9. Any construction easement agreement, including all amendments and exhibits thereto;
10. Property Rights Agreement dated as of November 1, 2005 and recorded November 30, 2005 as document 0533418099 made by and among Chicago Housing Authority, an Illinois municipal corporation, Grantor and Park Boulevard 1B, L.P., an Illinois limited partnership;
11. Regulatory and Operating Agreement dated as of November 1, 2005 and recorded November 30, 2005 as document 0533418111 made by and among the Chicago Housing Authority, an Illinois municipal corporation, Park Boulevard 1B, L.P., an Illinois limited partnership, and Grantor, as amended by Add-On Amendment to Regulatory and Operating Agreement dated February 1, 2007 and recorded February 9, 2007 as document number 0704026164;
12. Regulatory Agreement dated as of November 1, 2005 and recorded November 30, 2005 as document 0533418112 made by and among the City of Chicago, an Illinois municipal corporation, by and through its Department of Housing, Grantor, and Park Boulevard 1B, L.P., an Illinois limited partnership;
13. Donations Tax Credit Regulatory Agreement dated as of November 1, 2005 and recorded November 30, 2005 as document 0533418113 made by and among the City of Chicago, an Illinois corporation, by and through its Department of Housing, Grantor, and Stateway Community Partners, Inc. an Illinois not for profit corporation;
14. Land Use Restriction Agreement dated as of November 1, 2005 and recorded November 30, 2005 as document 0533418115 made by and among the Chicago Housing Authority, an Illinois municipal corporation, Park Boulevard 1B, L.P., an Illinois limited partnership, and Grantor, as amended by Add-On Amendment dated December 1, 2005 and recorded December 15, 2005 as document number 0534918100 and Second Add-On Amendment dated December 16, 2005 and recorded December 29, 2005 as document number 0536327116;
15. Declaration of Restrictive Covenants, dated as of November 1, 2005 and recorded November 30, 2005 as document 0533418098 made by and among the Chicago Housing Authority, a public body corporate and politic of Illinois, Grantor, and Park Boulevard 1B, L.P., an Illinois limited partnership, as amended by

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Amendment to Declaration of Restrictive Covenants dated February 1, 2007 and recorded February 9, 2007 as document number 0704026158;

16. Master Declaration of Covenants, Conditions, Restrictions, Easements and Rights for Park Boulevard dated as of November 1, 2005 and recorded November 30, 2005 as document 0533418100 made by Grantor;
17. Grantor's right of repurchase (as provided in Paragraph 21 of the Purchase Agreement by and between Grantor and Grantee);
18. Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
19. Grantee's mortgage, if any, and related documents;
20. Any Project Redevelopment Agreement now existing or to be entered into by and between the City of Chicago and Grantor or its affiliates with respect to the provision by the City of Chicago of tax increment allocation financing for the redevelopment project in which the Property is or will be located, including, without limitation, the Park Boulevard Project Redevelopment Agreement dated as of November 1, 2005 and recorded November 30, 2005 as document 0533418114 made by and among the City of Chicago, an Illinois municipal corporation, through its Department of Planning and Development, Stateway Associates LLC, an Illinois limited liability company, and Park Boulevard 1B, L.P., an Illinois limited partnership;
21. The Plat of Subdivision for Stateway Gardens Phase 1 Subdivision, being a subdivision of part of various lots and blocks and vacated streets and vacated alleys in various subdivisions in the east ½ of the southeast ¼ of Section 33, Township 36 North, Range 14 east of the Third Principal Meridian in Cook County, Illinois, together with all easements, covenants, conditions and restrictions shown on said Plat;
22. That certain Plan of Development known as Document Number S02003-3604, passed by the City Council of the City of Chicago on December 17, 2003, and published on page 16071 of the Journal of Proceedings of the City Council of the City of Chicago, Illinois, as such Plan of Development may be amended from time to time;
23. Liens and other matters of title over which Near North National Title LLC is willing to insure at Grantor's expense; and
24. The Ground Lease[s] described in Parcel[s] 2 [and 3] and any documentation required by HUD, the Chicago Housing Authority or the City of Chicago in connection therewith.

**UNOFFICIAL COPY**Exhibit **B****PARCEL 1:**

THE IMPROVEMENTS THAT OCCUPY THAT PART OF THE LAND DESCRIBED AS:

UNIT BC2-407 IN THE BOULEVARD NORTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 2 AND 3 IN BLOCK B ALL IN STATEWAY GARDENS PHASE 1 BEING A SUBDIVISION OF PART OF VARIOUS LOTS AND BLOCKS AND VACATED STREETS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION OF STATEWAY GARDENS PHASE 1 SUBDIVISION RECORDED AUGUST 19, 2005 AS DOCUMENT NUMBER 0523145025, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 30, 2007 AS DOCUMENT NUMBER 0724215109, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

LEASEHOLD ESTATE CREATED BY THE GROUND LEASE ENTERED INTO BY AND BETWEEN CHICAGO HOUSING AUTHORITY (LESSOR) TO PARK BOULEVARD, L.L.C. AN ILLINOIS LIMITED LIABILITY COMPANY (LESSEE), RECORDED NOVEMBER 30, 2005 AS DOCUMENT NUMBER 0533418105, FOR THAT PART OF THE LAND DESCRIBED AS:

UNIT BC2-407 IN THE BOULEVARD NORTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE PLAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID.

**PARCEL 3:**

THE IMPROVEMENTS THAT OCCUPY THAT PART OF THE LAND DESCRIBED AS:

UNIT 33 IN THE BOULEVARD PARKING CONDOMINIUM, AS DELINEATED AND DEFINED IN THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 IN BLOCK B IN STATEWAY GARDENS PHASE 1 BEING A SUBDIVISION OF PART OF VARIOUS LOTS AND BLOCKS AND VACATED STREETS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SUBDIVISION OF STATEWAY GARDENS PHASE 1 SUBDIVISION RECORDED AUGUST 19, 2005 AS DOCUMENT NUMBER 0523145025, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 28, 2007 AS DOCUMENT NUMBER 0727122065, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 4:**

LEASEHOLD ESTATE CREATED BY THE GROUND LEASE ENTERED INTO BY AND BETWEEN CHICAGO HOUSING AUTHORITY (LESSOR) TO PARK BOULEVARD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

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(LESSEE), RECORDED NOVEMBER 30, 2005 AS DOCUMENT NUMBER 0533418108, FOR THAT PART OF THE LAND DESCRIBED AS:

UNIT 33 IN THE BOULEVARD PARKING CONDOMINIUM, AS DELINEATED AND DEFINED IN THE PLAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 5:


NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1, 2, 3 AND 4 AS DESCRIBED IN THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR PARK BOULEVARD MADE BY PARK BOULEVARD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND DATED AS OF NOVEMBER 1, 2005 AND RECORDED NOVEMBER 30, 2005 AS DOCUMENT NUMBER 0533418100, OVER AND ACROSS THE LAND AND FOR THE PURPOSES DESCRIBED THEREIN.

Commonly known as 3506 South State Street,  
UNIT BC2-407 (the "Residential Unit")  
Chicago, IL

PIN 17-33-423-002  
17-33-423-020-4033

CITY TAX

**CITY OF CHICAGO**



AUG. 12.09


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

2700000000 #

REAL ESTATE TRANSFER TAX
01396.50
FP326675

COUNTY TAX

**COOK COUNTY**




AUG. 13.09

REAL ESTATE TRANSACTION TAX

REVENUE STAMP

STATE TAX

**STATE OF ILLINOIS**



AUG. 13.09

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

8555700000 #

REAL ESTATE TRANSFER TAX
00133.00
FP 103037

# 0000057843

REAL ESTATE TRANSFER TAX
00066.50
FP 103042