

UNOFFICIAL COPY



13169410420

Doc#: 1316941042 Fee: \$42.00
RHSP Fee: \$9.00 APRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/18/2013 10:18 AM Pg: 1 of 3

PREPARED BY:

Howard Tennes, Esq.
350 W. Hubbard Street, Suite 300
Chicago, Illinois 606054

WHEN RECORDED

RETURN TO:

Christina Lass Moore Zhiyong Hu
The Law Office of Lass Moore, P.C.
P.O. Box 562 1901 S. Calumet Ave
Downers Grove, IL 60515 Unit 1004
Chicago, IL 60616

SPECIAL WARRANTY DEED

THE GRANTOR, GRANT PARK CHICAGO SYNDICATED HOLDINGS II, LLC, a Delaware limited liability company, duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and TRANSFERS to, Zhiyong Hu and Chi Wang, husband wife, as tenants by the entirety whose address is 501 E. 32nd Street, Apt. 1812, Chicago, IL 60616 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

FOR LEGAL DESCRIPTION

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 1901 S. Calumet, Dwelling Unit 1004 and Garage Unit GU-174
Chicago, Illinois 60616

P.I.N. No.: 17-22-310-025-1052 & 17-22-310-025-1462
(Dwelling Unit) (Garage Unit)

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, but subject to: SEE EXHIBIT A. The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on EXHIBIT A.

Dated: May 28, 2013

GRANT PARK CHICAGO SYNDICATED
HOLDINGS II, LLC

By:
Print Name: Nick Anderson
Its: Authorized Agent

Send Future Tax Bills To:

Zhiyong Hu and Chi Wang
1901 S. Calumet Avenue, Unit 1004
Chicago, Illinois 60616

S Y
P 3
S 2
SC Y
INT AB

MW

200 334

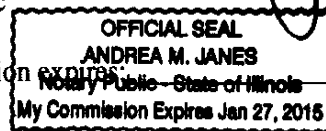
UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)


I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Nick Anderson, as Authorized Agent of Grant Park Chicago Holdings II, LLC personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 28th day of May, 2013.

Andrea M. Janes
 Notary Public



REAL ESTATE TRANSFER
  05/28/2013
 COOK \$171.50
 ILLINOIS: \$343.00
 TOTAL: \$514.50
 17-22-310-025-1052 | 20130401608169 | GS7H49

REAL ESTATE TRANSFER
 05/28/2013
 CHICAGO: \$2,572.50
 CTA: \$1,029.00
 TOTAL: \$3,601.50
 17-22-310-025-1052 | 20130401608169 | GHCKHC

UNOFFICIAL COPY

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

PARCEL 1:

UNIT 1004 AND GU-174 IN THE MUSEUM PARK PLACE SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARTS OF LOTS 3 AND 4 IN CORKY II'S SUBDIVISION, BEING A RESUBDIVISION OF VARIOUS LOTS AND PARTS OF LOTS IN VARIOUS SUBDIVISIONS OF FRACTIONAL SECTION 22; TOGETHER WITH PART OF THE FORMER LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY IN SAID FRACTIONAL SECTION 22, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH PARTS OF LOTS 15, 16 AND 17 AND THAT PART OF LOT 18 IN BLOCK 11 OF CULVER AND OTHERS' SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0924516061, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

AS AMENDED FROM
TIME TO TIME

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO USE STORAGE SPACE S-052 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0924516061.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS AND EGRESS AS CREATED BY AND SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED JUNE 21, 2006 AS DOCUMENT 0623316046.

SUBJECT TO:

(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) public, private and utility easements, including any easements established by, or implied from, the Declaration and any amendments thereto; (5) covenants, conditions and restrictions of record; (6) applicable zoning and building laws, ordinances and restrictions; (7) roads and highways, if any; (8) limitations and conditions imposed by the Act; (9) encroachments, if any, which do not materially, adversely impair the use and enjoyment of the Dwelling Unit as a residence or the Garage Unit(s), if any, for the parking of one passenger vehicle; (10) installments due after the date of the Closing for assessments established pursuant to the Declaration; (11) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of the Closing and which Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed; (12) matters over which the Title Company (as defined below) is willing to insure; (13) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (14) Purchaser's mortgage, if any; and (15) leases, licenses and management agreements affecting the Garage Unit(s), if any, and/or the Common Elements.