

# UNOFFICIAL COPY



This Instrument Prepared by:

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

Doc#: 1322418017 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/12/2013 02:26 PM Pg: 1 of 6

After Recording Return to:

*1271*  
Kun Zeng  
1203 Horseguards Ct  
Naperville, IL, 60540

Send Subsequent Tax Bills to:

*178*  
1203 Horseguards Ct  
Naperville, IL, 60540

## ASSIGNMENT AND SPECIAL WARRANTY DEED

*2013*  
**THIS ASSIGNMENT AND SPECIAL WARRANTY DEED** is made as of this 1<sup>st</sup> day of August, 2013, between **PARK BOULEVARD LLC**, an Illinois limited liability company ("Grantor"), whose address 10 West 35th Street, 9th Floor Chicago, IL 60616 and **Kun Zeng**, divorced and not since remarried ("Grantee"), whose address is 1406 Newton Ave., Joliet, Illinois 60433;

*AV013 2061100203*  
**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 Declaration, aforesaid, 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 Declaration the same as though the provisions of the Declaration were recited at length herein.

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**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]

3529 S. Dearborn St. LR2-301  
Chicago IL 60609  
17-33-426-014-4023

REAL ESTATE TRANSFER		08/12/2013
	CHICAGO:	\$1,237.50
	CTA:	\$495.00
	<b>TOTAL:</b>	<b>\$1,732.50</b>
17-33-426-014-4023   20130701609812   AUXN68		

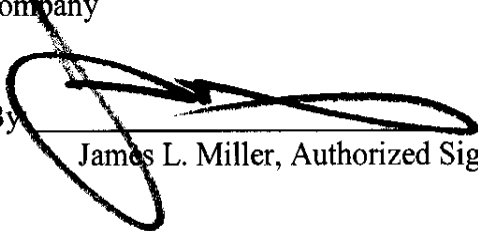
REAL ESTATE TRANSFER		08/12/2013
 	COOK	\$82.50
	ILLINOIS:	\$165.00
	<b>TOTAL:</b>	<b>\$247.50</b>
17-33-426-014-4023   20130701609812   R6LA9F		

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

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

By \_\_\_\_\_



James L. Miller, Authorized Signatory

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

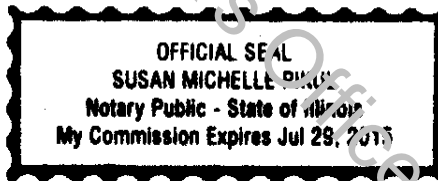
I, Susan Michelle Pikel a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that James L. Miller, as Manager of Park Boulevard I LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared 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 1<sup>st</sup> day of August, 2013.

Susan Michelle Pikel  
Notary Public

My Commission Expires:

July 29, 2015



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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 Condominium and the Declaration, including all other amendments and exhibits thereto;
4. Applicable zoning and building laws and ordinances and other ordinances of record;
5. Encroachments, if any, which do not materially affect the use of the Purchased Unit as a residence;
6. Leases and licenses affecting the Common Elements of the Condominium;
7. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the Purchased Unit as a residence;
8. Any construction easement agreement, including all amendments and exhibits thereto;
9. The 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;
- ~~10. Grantor's right of repurchase (as provided in Paragraph 21 of the Purchase Agreement by and between Grantor and Grantee);~~
11. Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
12. Grantee's mortgage, if any, and related documents;
13. 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;
14. 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 39 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;
15. 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;
16. Liens and other matters of title over which Near North National Title LLC is willing to insure at Grantor's expense; and
17. The Ground Lease and any documentation required by HUD, the Chicago Housing Authority or the City of Chicago in connection therewith.

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## EXHIBIT B

### PARCEL 1:

THE IMPROVEMENTS THAT OCCUPY THAT PART OF THE LAND DESCRIBED AS:  
UNIT LR2-301 IN THE BOULEVARD LANDMARK/GARDEN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1, 2, 3, 4 AND 11 INCLUSIVE, IN BLOCK D, AND LOTS 1, 8, 9 AND 14 IN BLOCK C, AND LOT 9 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 MAY 23, 2007 AS DOCUMENT NUMBER 0714322081, 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, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (LESSEE), RECORDED NOVEMBER 30, 2005 AS DOCUMENT NUMBER 0533418107, FOR THAT PART OF THE LAND DESCRIBED AS:

UNIT LR-301 IN THE BOULEVARD LANDMARK/GARDEN 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 45 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 (LESSEE), RECORDED NOVEMBER 30, 2005 AS DOCUMENT NUMBER 0533418108, FOR THAT PART OF THE LAND DESCRIBED AS:

UNIT 45 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, 4 and 5 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

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RECORDED NOVEMBER 30, 2005 AS DOCUMENT NUMBER 0533418100, OVER AND ACROSS THE LAND AND FOR THE PURPOSES DESCRIBED THEREIN.

Commonly known as Unit LR2-301 (the "Purchased Unit") in the Condominium  
3529 S. Dearborn, Chicago, Illinois.

PIN: 17-33-426-014-4023 Unit  
17-33-423-020-4045 Parking Unit

Property of Cook County Clerk's Office