

# UNOFFICIAL COPY



Recorded Deed mailed to:

Bo Lu and Ailin Wang  
3115 S. Michigan Ave. Unit 303  
Chicago, IL 60605

Subsequent tax bills mailed to:

Bo Lu and Ailin Wang  
3115 S. Michigan Ave. Unit 303  
Chicago, IL 60605

Doc#: 1410718022 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/17/2014 10:37 AM Pg: 1 of 5

## PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND QUITCLAIM DEED

This PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND QUITCLAIM DEED ("this Agreement") is made on this 14 day of April, 2014, by and between **BO LU**, of 3115 S. Michigan Ave. Unit 303, Chicago, IL 60616 ("Assignor/Grantor"), and **BO LU and AILIN WANG**, husband and wife, as tenants in common, both of 3115 S. Michigan Ave. Unit 303, Chicago, IL 60616 (collectively, "Assignees/Grantees"), for and in consideration of TEN & 00/100 DOLLARS and other good consideration in hand paid by Assignees/Grantees, the receipt of which is hereby acknowledged, by these presents does remise, release, alien and convey, and assign unto the Assignees/Grantees the following Condominium

3115 S. Michigan Ave. Unit 303, Chicago, IL 60616, to wit:

SEE THE ATTACHED LEGAL DESCRIPTION

Together with its undivided interest in and to all Common Elements, including an undivided interest in and to the Leasehold Estate created under that Certain Ground Lease for Michigan Place dated December 7, 1999 between Illinois Institute of Technology, an Illinois not-for-profit corporation, as Lessor, and Michigan Place LLC, as Lessee, recorded by the Cook County Recorder of Deeds on February 29, 2000 as document 00-147967 including all amendments and exhibits thereto ("the Ground Lease") (and together with the exclusive right to use and enjoy the Limited Common Elements appurtenant to the Unit) allocable to the Unit pursuant to and in accordance with the provisions of the Declaration of Condominium Ownership and Easements, Restrictions, Covenants, and By-Laws of the Michigan Indiana Condominium dated February 23, 2001 and recorded by the Cook County Recorder of Deeds on March 15, 2001 as document 001-0205852, as the same may have been amended from time to time (as so amended, "the Declaration"), together with all the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder, or remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Assignor/Grantor, either in law or equity of, in and to the Unit, with the hereditaments and appurtenances (collectively, "the Property"), TO HAVE AND TO HOLD the Unit, with the appurtenances, unto Assignees/Grantees.

And Assignor/Grantor for himself and his successors, does covenant, promise and agree to and with Assignees/Grantees and their successor, that they have not done anything whereby the Unit is, or may be,

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in any manner encumbered or charged subject only to: General Taxes from the year 2014 and subsequent years, the Illinois Condominium Property Act, the Declaration, the Ground Lease, covenants, conditions, easements recorded at any time prior to the date hereof, visible public utilities, special assessments confirmed after the date hereof, zoning laws and ordinances, drainage ditches, feeders, laterals and drain tile, pipe or other conduit, restriction of record, party wall agreements and existing leases and tenancies, if any.

Assignees/Grantees by their acceptance and execution of this Agreement, hereby agree to assume (on a non-recourse basis) all rights and obligations of the Lessee pursuant to the terms of the Ground Lease, with respect to the Unit being conveyed and assigned by this Agreement to Assignees/Grantees (including the obligation to pay in accordance with the Ground Lease, a l Ground Rent, Taxes and other amounts due to Lessor under the Ground Lease and to perform all of the terms, covenants, condition, agreements and obligations of Lessee to be performed or fulfilled under the Ground Lease with respect to the Unit being conveyed and assigned by this Agreement to Assignees/Grantees and with respect to the Common Elements. The terms "Rent" and "Unit Owners" as used in this paragraph shall be the meanings set forth in the Ground Lease. Assignees/Grantees further agree that the interest conveyed and transferrable, and any attempted conveyance or assignment of one or more (but less than all) of such interest comprising of the Unit shall be deemed a conveyance and assignment of all interest comprising of the Unit.

Property Index Number: 17-34-102-051-1017

Property Address: 3115 S. Michigan Avenue, Unit 303, Chicago, IL 60616

Dated this 14 th day of April, 2014.

REAL ESTATE TRANSFER	04/17/2014
 	COOK \$0.00
	ILLINOIS: \$0.00
	TOTAL: \$0.00

17-34-102-051-1017 | 20140401602655 | PBA252

BO LU  
BO LU, Assignor/Grantor


STATE OF ILLINOIS )  
 ) ss  
COUNTY OF Cook )

Witness under the provisions of E  
Section 4. of the Real Property Transfer Act, 17th Day  
Maury Notary

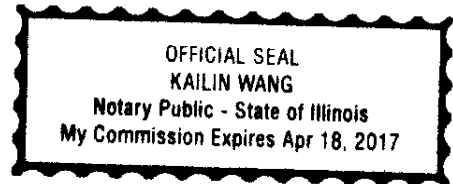
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **BO LU**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of April, 2014

Commission expires 4/18/17 Kailin Wang  
Notary Public

REAL ESTATE TRANSFER	04/17/2014
	CHICAGO: \$0.00
	CTA: \$0.00
	TOTAL: \$0.00

17-34-102-051-1017 | 20140401602655 | RUT3NL



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## ACCEPTANCE AND ASSUMPTION BY ASSIGNEES/GRANTEES

The undersigned, Assignees/Grantees, hereby accept the conveyance of the Unit from Assignor/Grantor and join in the execution of this Agreement for the purpose of agreeing to assume those rights and obligations of the Lessee pursuant to the terms of the Ground Lease as described in this Agreement and to agree to the other terms and provisions of this Agreement

Bo Lu  
BO LU, Assignee/Grantee

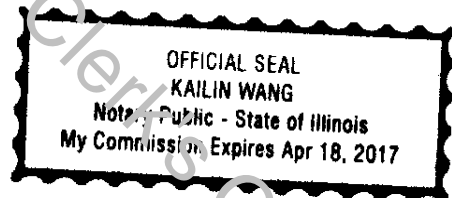
AILIN WANG  
AILIN WANG, Assignee/Grantee

STATE OF ILLINOIS            )  
  ) ss  
COUNTY OF Cook                    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT BO LU and AILIN WANG, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in persons, 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.

Given under my hand and official seal, this 14th day of April, 2014

Commission expires 4/18/17 Kailin Wang  
Notary Public



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## LEGAL DESCRIPTION:

PARCEL 1: UNIT NO. 3115-303 IN THE MICHIGAN INDIANA CONDOMINIUM (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

A). A LEASEHOLD ESTATE CREATED BY THE GROUND LEASE FOR MICHIGAN PLACE DATED DECEMBER 7, 1999 BETWEEN ILLINOIS INSTITUTE OF TECHNOLOGY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AS LESSOR, AND MICHIGAN PLACE LLC , AS LESSEE, RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON FEBRUARY 29, 2000, AS DOCUMENT NO. 00147967, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO (THE "GROUND LEASE") DEMISES THE LAND HEREINAFTER DESCRIBED FOR A TERM OF YEARS ENDING DECEMBER 31, 2098 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

B). OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED AT ON THE FOLLOWING DESCRIBED LAND:

CERTAIN PARTS OF BLOCK 1 IN CHARLES WALKER'S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENT, RESTRICTIONS, COVENANTS AND BYLAWS FOR MICHIGAN INDIANA CONDOMINIUM DATED FEBRUARY 23, 2001 AND RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON MARCH 15, 2001 AS DOCUMENT NO. 0010205852, AS THE SAME MAY HAVE BEEN AMENDED FROM TIME TO TIME (AS SO AMENDED, "DECLARATION"), ALL IN COOK COUNTY , ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF THE PARKING SPACE P-26 AND STORAGE SPACE 19, BOTH LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Property Index Number: 17-34-102-051-1017

Property Address: 3115 S. Michigan Avenue, Unit 303, Chicago, IL 60616

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 14, 2014

Bo Lu  
Bo Lu, Grantor or Agent

Subscribed and sworn to before me and by the said

Bo Lu  
This 14th day of April, 2014.



Notary Public: Kailin Wang

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated April 14, 2014

Ailin Wang  
Ailin Wang, Grantee or Agent

Subscribed and sworn to before me by the said

Ailin Wang  
This 14th day of April, 2014.



Notary Public: Kailin Wang

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).