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211373



This instrument was prepared by:
W. Marshall Snow, Esq.
555 S. Randall Road, Suite 100
St. Charles, Illinois 60174

Doc#: 1618216074 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/30/2016 04:24 PM Pg: 1 of 6

And after recording return to:
Forward Communities Development, LLC
60 East Van Buren Street, 12th Floor
Chicago, Illinois 60605
Attn: Chief Executive Officer

TSI File Number 211373

WARRANTY DEED AND ASSIGNMENT OF GROUND LEASEHOLD INTEREST

THE GRANTOR, **EAST LAKE/WEST END HOME OWNERSHIP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, with its principal place of business at 2850 S. Michigan Avenue, Suite 100, Chicago, Illinois, 60616, for and in consideration of Ten and no hundredths dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby **CONVEY, WARRANT AND ASSIGN** to **FORWARD COMMUNITIES DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, GRANTEE, with its principal place of business at 60 East Van Buren Street, 12th Floor, Chicago, Illinois, 60605, all of Grantor's interest (as further defined below) in and to the following described real estate situated in the City of Chicago, County of Cook, and State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE PART HEREOF.

Grantor's interest in said real estate consists of the condominium percentage interest ownership of (a) the buildings and improvements (pursuant to the Declaration, as hereinafter defined) located on the land and (b) an undivided leasehold estate created by Ground Lease by and between Chicago Housing Authority, an Illinois municipal corporation, as Landlord, and Grantor as Tenant, dated June 1, 2006, and recorded June 9, 2006 as document number 0616032093, as the same has been and/or may be amended from time to time, which Ground Lease demises the land for a term of years beginning June 1, 2006 and ending May 31, 2105.

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Warranty Deed - continued...

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the said real estate, the rights and easements for the benefit of said real estate set forth in the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for the West End Condominium I Association dated November 12, 2007 and recorded December 11, 2007 as document number 0734515029 (the "Declaration"), 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 deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.


Subject to the permitted exceptions listed in Exhibit B attached hereto.



TO HAVE AND TO HOLD said real estate unto said Grantee, and to proper use, benefit and behoof of said Grantee, *FOREVER*.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[SIGNATURE PAGE FOLLOWS]

Continued...

REAL ESTATE TRANSFER TAX		01-Jul-2016
	CHICAGO:	13,875.00
	CTA:	5,550.00
	TOTAL:	19,425.00 *
16-13-215-070-1001 20160601622238 1-994-880-320		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		01-Jul-2016
	COUNTY:	925.00
	ILLINOIS:	1,850.00
	TOTAL:	2,775.00
16-13-215-070-1001 20160601622238 0-252-163-392		

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Warranty Deed - continued...

IN WITNESS WHEREOF, GRANTOR has caused this Warranty Deed to be signed and sealed in its name this 28th day of June, 2016.

**EAST LAKE/WEST END HOME OWNERSHIP, LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY**

**BY EAST LAKE MANAGEMENT & DEVELOPMENT CORP.,
AN ILLINOIS CORPORATION, ITS MEMBER**

BY:

Elzie Higginbottom
ELZIE L. HIGGINBOTTOM

ITS:

PRESIDENT

State of Illinois }

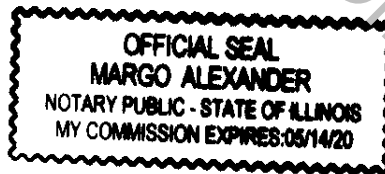
County of Cook }

SS.

I, the undersigned, a notary public in and for said County and State aforesaid, DO HEREBY CERTIFY that **EAST LAKE/WEST END HOME OWNERSHIP, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, BY EAST LAKE MANAGEMENT & DEVELOPMENT CORP., AN ILLINOIS CORPORATION, ITS MEMBER, BY ELZIE L. HIGGINBOTTOM, ITS PRESIDENT**, 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, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of June, 2016.

Margo Alexander
Notary Public



Send subsequent tax bills to:
Forward Communities Development, LLC
60 East Van Buren Street, 12th Floor
Chicago, Illinois 60605
Attn: Chief Executive Officer

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EXHIBIT A Legal Description of Property

***UNITS 1-218, 2-218, 1-220, 2-220, 1-222, 2-222, 1-224, 2-224, 1-320, 2-320, 1-322, 2-322, 2-324, 1-338, 2-338, 1-340, 1-342, 1-344 AND 2-344, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN WEST END CONDOMINIUM I AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 11, 2007 AS DOCUMENT NUMBER 0734515029 IN COOK COUNTY, ILLINOIS, WHICH UNITS AND COMMON ELEMENTS ARE COMPRISED OF PARTS OF:

(A) THE LEASEHOLD ESTATE CREATED BY GROUND LEASE I FOR A TERM OF 99 YEARS BEGINNING JUNE 1, 2006 AND ENDING ON MAY 31, 2105, ENTERED INTO BY THE CHICAGO HOUSING AUTHORITY AND EAST LAKE/WEST END HOME OWNERSHIP, LLC, DATED JUNE 1, 2006, AND RECORDED JUNE 9, 2006 WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0616032093, AS AMENDED BY ADD-ON AMENDMENT TO GROUND LEASE I (AMENDMENT NO. 1) DATED SEPTEMBER 28, 2006 AND RECORDED SEPTEMBER 28, 2006 AS DOCUMENT NUMBER 0627122135 WITH RESPECT TO THE DEMISED LAND, EXCEPT THE BUILDINGS AND IMPROVEMENTS THEREON, DEFINED AS FOLLOWS:

LOTS 4, 6 AND 9 IN EEE RESUBDIVISION BEING A RESUBDIVISION AND CONSOLIDATION OF PARTS OF CHAPMAN BROS. SUBDIVISION, B.W. THOMAS SUBDIVISION, G.M. BOGUE'S SUBDIVISION AND CIRCUIT COURT PARTITION, ALL IN BLOCKS 6 AND 7 OF ROCKWELL'S ADDITION TO CHICAGO BEING THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOTS 4, 6 AND 9 IN EEE RESUBDIVISION BEING A RESUBDIVISION AND CONSOLIDATION OF PARTS OF CHAPMAN BROS. SUBDIVISION, B.W. THOMAS SUBDIVISION, G.M. BOGUE'S SUBDIVISION AND CIRCUIT COURT PARTITION, ALL IN BLOCKS 6 AND 7 OF ROCKWELL'S ADDITION TO CHICAGO BEING THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.***

PERMANENT REAL ESTATE INDEX NO. 16-13-215-070-1001, vol. 557, Affects: Unit 1-338
 PERMANENT REAL ESTATE INDEX NO. 16-13-215-070-1002, vol. 557, Affects: Unit 2-338
 PERMANENT REAL ESTATE INDEX NO. 16-13-215-070-1003, vol. 557, Affects: Unit 1-340
 PERMANENT REAL ESTATE INDEX NO. 16-13-215-070-1005, vol. 557, Affects: Unit 1-342
 PERMANENT REAL ESTATE INDEX NO. 16-13-215-070-1007, vol. 557, Affects: Unit 1-344
 PERMANENT REAL ESTATE INDEX NO. 16-13-215-070-1008, vol. 557, Affects: Unit 2-344
 PERMANENT REAL ESTATE INDEX NO. 16-13-215-070-1009, vol. 557, Affects: Unit 1-320
 PERMANENT REAL ESTATE INDEX NO. 16-13-215-070-1010, vol. 557, Affects: Unit 2-320
 PERMANENT REAL ESTATE INDEX NO. 16-13-215-070-1011, vol. 557, Affects: Unit 1-322
 PERMANENT REAL ESTATE INDEX NO. 16-13-215-070-1012, vol. 557, Affects: Unit 2-322
 PERMANENT REAL ESTATE INDEX NO. 16-13-215-070-1014, vol. 557, Affects: Unit 2-324
 PERMANENT REAL ESTATE INDEX NO. 16-13-215-070-1017, vol. 557, Affects: Unit 1-218
 PERMANENT REAL ESTATE INDEX NO. 16-13-215-070-1018, vol. 557, Affects: Unit 2-218
 PERMANENT REAL ESTATE INDEX NO. 16-13-215-070-1019, vol. 557, Affects: Unit 1-220
 PERMANENT REAL ESTATE INDEX NO. 16-13-215-070-1020, vol. 557, Affects: Unit 2-220
 PERMANENT REAL ESTATE INDEX NO. 16-13-215-070-1021, vol. 557, Affects: Unit 1-222
 PERMANENT REAL ESTATE INDEX NO. 16-13-215-070-1022, vol. 557, Affects: Unit 2-222
 PERMANENT REAL ESTATE INDEX NO. 16-13-215-070-1023, vol. 557, Affects: Unit 1-224
 PERMANENT REAL ESTATE INDEX NO. 16-13-215-070-1024, vol. 557, Affects: Unit 2-224

Addresses: 338-344 S. Western Avenue, Units 1-338, 2-338, 1-340, 1-342, 1-344, and 2-344
 320-326 S. Western Avenue, Units 1-320, 2-320, 1-322, 2-322, and 2-324
 218-224 S. Western Avenue, Units 1-218, 2-218, 1-220, 2-220, 1-222, 2-222, 1-224 and 2-224
 All in Chicago, Illinois

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EXHIBIT B

PERMITTED EXCEPTIONS

- (i) Taxes for 2nd Installment 2015, 2016 and subsequent years, which are not yet due or payable.
- (ii) covenants, conditions, restrictions and easements of record.
- (iii) matters done or suffered to be done by or through Purchaser.
- (iv) A survey by National Survey Service, Inc. dated April 10, 2006 discloses possible unrecorded utility easement as evidenced by overhead wires running from East to West in the Southerly portion of Lot 9 of underlying land.
- (v) A survey by National Survey Service, Inc. dated April 10, 2006 discloses that asphalt from the public alley adjoining the West side of the Insured premises encroaches over the property line of Lot 9 of underlying land.
- (vi) Easement in favor of Comcast of Florida/Illinois/Michigan, its successors and assigns established by Grant of Easement:
For: broadband communications services
Recorded: October 2, 2008
Document #: 0827601017
Affects: Underlying land and other property. Document does not give exact location of said easement.
- (vii) Terms, provisions and conditions contained in Ground Lease I:
By and between: Chicago Housing Authority and East Lake/West End Home Ownership, LLC
Dated: June 1, 2006
Recorded: June 9, 2006
Document #: 0616032093
Term: 99 years
Amended by Add-On Amendment to Ground Lease (Amendment No. 1):
Dated: September 28, 2006
Recorded: September 28, 2006
Document #: 0627122135
Relates to: Adds Lot 4 of underlying land to the legal description encumbered by said Ground Lease I

Continued...

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Exhibit B – continued...

- (viii) Terms, provisions and conditions contained in Ordinance and rights of public or quasi-public utilities to maintain their facilities, if any, in the vacated streets and alleys:
 Recorded: August 16, 1957
 Document #: 16987314
 Relates to: reserves right of way for City of Chicago for sewers and water mains; reserves right of way for People's Gas Light & Coke Co. for existing underground facilities; no buildings or other structures shall be erected on said rights of way or other use made of said areas which in judgments of municipal officials having control of aforesaid service facilities would interfere with the use, maintenance, renewal or reconstruction of such facilities or construction of additional municipal-owned service facilities.
 Affects: Lot 6 of underlying land (vacated Gladys Avenue)
- (ix) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for West End Condominium I Association:
 Recorded: December 11, 2007
 Document #: 0734515029
 Relate to: Description and Ownership of Units; Real Estate Taxes; Common Elements; Limited Common Elements; Easements; Use of Common Elements; Maintenance, Repairs and Replacements; Parking Spaces; Master Antenna, Satellite or Cable Television System; Storage Areas; Association and Membership; Assessments and Liens; Parcel subject to Ground Lease; Unit Owners' Reversionary Rights; Insurance; Common Expenses; Separate Mortgages; Sale, Lease or other Alienation; Use of adjoining Common Elements; No Waste; Pets, Nuisance; Storage of Personal Property; Exterior of Units; Exterior Alterations; Vehicles; Machinery and Equipment; Exterior and Seasonal Lighting; Window Air Conditioning; Temporary Structures; Grading and Landscaping; Residential Use only; Subject to Mortgage; Rights of Ground Lessor; Additional Parcel; Add-On Amendments.
- NOTE: Said instrument provides that the lien of such assessments up to the foreclosure or in lieu of foreclosure deed shall be subordinate to the lien of any first mortgage or mortgages on the land, subject to all charges that shall accrue subsequent to the foreclosure or deed in lieu of foreclosure.
- (x) Limitations and conditions imposed by the "Condominium Property Act."
- (xi) NOTE: Environmental No Further Remediation Letter was recorded January 29, 2009 as document number 0902934036.
 Affects: Underlying land and other property