

UNOFFICIAL COPY



1623704037

Doc#: 1623704037 Fee: \$44.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/24/2016 11:45 AM Pg: 1 of 4

1 of 2

SPECIAL WARRANTY DEED AND MEMORANDUM OF LEASE

THIS ~~SPECIAL~~ WARRANTY DEED AND MEMORANDUM OF LEASE ("Deed") is given this 10 day of August, 2016, by ROBERT W. RICHMOND married to LISA NATION of Riverwoods, Illinois ("Grantor"), to GREGORY GULIK, a married man of Chicago, Illinois married to LILY GULIK of Chicago, Illinois ("Grantee"), to have and to hold forever.

RECITALS

1. Orchard Park Limited Partnership (OPLP), as tenant, and the Housing Authority of the City of Chicago, Illinois, as landlord, (the "Ground Lessor") have previously entered into that certain Ground Lease Agreement dated as of February 10, 1995, a memorandum of which was recorded in the Office of the Cook County Recorder of Deeds on April 27, 1995 as Document Number 95278768 as amended by that Amendment to Ground Lease dated July 1, 1996 a memorandum of which was recorded in the Office of the Cook County Recorder of Deeds on September 6, 1996 as Document Number 96683221 as further amended by that Second Amendment to Ground Lease dated December 30, 1996 a memorandum of which was recorded in the Office of the Cook County Recorder of Deeds on December 31, 1996 as Document Number 96983508 (the "Master Lease") affecting certain real property of which the Real Estate (as hereinafter defined) is a part. The term of the Master Lease expires on November 30, 2093, which term may be extended under certain conditions for an additional consecutive ninety-nine (99) year period.

2. OPLP, having entered into that certain Residential Lot Lease dated October 2, 2000 (the "Lot Lease"), by the terms of which OPLP leased the real estate (except the improvements thereon), together with all rights, privileges, easements and appurtenances thereto, described in the legal description attached hereto as Exhibit A (the "Real Estate") for a term ending one day prior to the expiration of the then existing term of the Master Lease.

3. This Deed is a memorandum of the Lot Lease and the Assignments thereof. This Deed is not a complete summary of the Lot Lease. The provisions in this Deed shall not be used in interpreting the provisions of the Lot Lease.

4. The Real Estate is improved with a townhome and ancillary facilities including driveways, curbs, site lighting, fences, sidewalks and landscaping (the "Improvements").

S
P
S
SC
INT


Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

UNOFFICIAL COPY



5. In connection with the assignment of the lease of the Real Estate to Grantor, pursuant to the Assignment of the Lot Lease, Grantor desires to assign and convey and Grantee desires to accept such assignment and title to the Improvements located on the Real Estate.

Now, therefore, in consideration of the foregoing Recitals (which are incorporated herein by this reference) and the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee (the receipt of which Grantor acknowledges), Grantor does hereby convey and warrant to Grantee the Improvements located on the Real Estate, subject to the following permitted exceptions:

- (1) current non-delinquent real estate taxes and taxes for subsequent years;
- (2) special taxes or assessments for improvements not yet completed and other assessments or installments which are not due and payable at the time of Closing;
- (3) plat of subdivision affecting the Improvements (now or hereinafter recorded);
- (4) public, private and utility easements;
- (5) covenants, conditions and restrictions of record;
- (6) applicable zoning and building laws, ordinances and restrictions, as amended from time to time;
- (7) Declaration of Easements, Restrictions and Covenants for Orchard Park;
- (8) party walls;
- (9) alleys, roads and highways (if any);
- (10) matters over which the title insurer is willing to insure;
- (11) acts done or suffered by Grantee;
- (12) Grantee's mortgage;
- (13) terms, conditions and restrictions of the Master Lease; and
- (14) Declaration of Trust in favor of U.S. Department of Housing and Urban Development affecting the fee ownership of the Ground Lessor.

REAL ESTATE TRANSFER TAX		15-Aug-2016
	CHICAGO:	4,462.50
	CTA:	1,785.00
	TOTAL:	6,247.50 *
17-04-115-053-0000 20160801642861 1-934-472-000		

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		15-Aug-2016
 	COUNTY:	297.50
	ILLINOIS:	595.00
	TOTAL:	892.50
17-04-115-053-0000 20160801642861 1-798-746-944		

UNOFFICIAL COPY

****THIS IS NOT HOMESTEAD PROPERTY****

Grantor has executed this Deed as of the date first written above.

GRANTOR:



 ROBERT W. RICHMOND

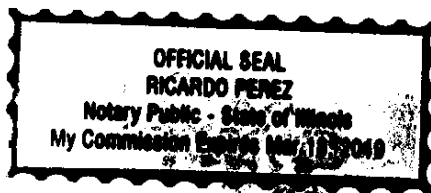


 LISA NATION

STATE OF IL) ss
 COUNTY OF COOK)

I, the undersigned, a Notary Public licensed in Cook County, Illinois, certify that ROBERT W. RICHMOND married to LISA NATION and LISA NATION, personally known to me to be the same person(s) who subscribed the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth and for the uses and purposes described herein.

GIVEN under my hand and official seal this 5 day of August, 2016.





 Notary Public

My Commission expires 3/17/19

This instrument prepared by: Aldon Patt, Esq.,
 120 W. Madison, Suite 200-60, Chicago, Illinois 60602
 Tel: (312) 641-0885

Mail recorded Deed to:

Lawrence Stark
1 E. Wacker Dr. #2610
Chicago, IL 60601

Send subsequent tax bills:

GREGORY GULIK
 1487B North Clybourn Avenue, Chicago, Illinois 60610

UNOFFICIAL COPY

PARCEL 1: LEASEHOLD ESTATE CREATED BY INSTRUMENT (REFERRED TO HEREIN AS THE SUBLEASE), A MEMORANDUM OF WHICH WAS RECORDED NOVEMBER 9, 2000 AS DOCUMENT NUMBER 00885777, WHICH DEMISES THE LAND BUT NOT THE IMPROVEMENTS LOCATED THEREON FOR A TERM OF YEARS BEGINNING OCTOBER 2, 2000 AND ENDING NOVEMBER 30, 2093, BEING A SUBLEASE OF PART OF THAT LEASEHOLD ESTATE CREATED BY INSTRUMENT DATED FEBRUARY 1, 1995 (REFERRED TO HEREIN AS THE GROUND LEASE) A MEMORANDUM OF WHICH WAS RECORDED APRIL 27, 1995 AS DOCUMENT NUMBER 95278768, WHICH DEMISES THE LAND AND OTHER LAND FOR A TERM OF YEARS BEGINNING APRIL 7, 1995 AND ENDING NOVEMBER 30, 2093.

SUBPARCEL A: THAT PART OF LOT 10 IN BLOCK 4 OF ORCHARD PARK SUBDIVISION BEING A SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 98901233, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH 28 DEGREES 50 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 10, 24.99 FEET TO THE CENTERLINE, AND ITS EXTENSION OF A PARTY WALL AND THE POINT OF BEGINNING; THENCE NORTH 61 DEGREES 06 MINUTES 00 SECONDS WEST, ALONG SAID CENTERLINE, AND ITS EXTENSION 70.17 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 10; THENCE NORTH 28 DEGREES 50 MINUTES 00 SECONDS EAST, ALONG SAID NORTHWESTERLY LINE, 16.61 FEET TO THE CENTERLINE AND ITS EXTENSION OF A PARTY WALL, THENCE SOUTH 61 DEGREES 06 MINUTES 00 SECONDS EAST, ALONG SAID CENTERLINE AND ITS EXTENSION, 70.17 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 10; THENCE SOUTH 28 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE 16.61 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBPARCEL B: EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR ORCHARD PARK) DATED DECEMBER 30, 1996 AND RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983509 OVER, UPON AND ACROSS THE COMMON AREA (AS DEFINED AND DESCRIBED THEREIN).

SUBPARCEL C: EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF SUBPARCEL A AND PARCEL 2 AS CREATED DEFINED AND LIMITED BY INSTRUMENT (EASEMENT AGREEMENT) RECORDED SEPTEMBER 6, 1996 AS DOCUMENT NUMBER 96683222 OVER, UPON AND ACROSS PRIVATE STREET.

PARCEL 2: IMPROVEMENTS (BUT NOT COMMON AREA IMPROVEMENTS) AS CREATED, DEFINED AND LIMITED BY INSTRUMENT (DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR ORCHARD PARK) DATED DECEMBER 30, 1996 AND RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983509 LOCATED ON THE LAND.

Permanent Real Estate Index Number: 17-04-115-053-0000

Address of Real Estate: 1487B N. Clybourn, Chicago, Illinois 60610
Ave

L:\MSWORKS2.0a\LEGAL\CLIENTS\RICHMOND\1487bCLY\2016-08-03_WARR-DEED.DOC\Doc1\p1/4