

1618043 10FZ
AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD
SUITE 365
PARK RIDGE, IL 60068

UNOFFICIAL COPY

**WARRANTY DEED
and Partial Assignment
of Ground Lease**

Doc#: 1630240007 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/28/2016 10:38 AM Pg: 1 of 3

Dec ID 20161001673341
ST/CO Stamp 0-295-640-896 ST Tax \$267.50 CO Tax \$133.75
City Stamp 1-636-802-368 City Tax: \$2,808.75

THE GRANTORS,

Darrell D. Dempsey and Christina D. Dempsey,
husband and wife of the City of Chicago,
County of Cook, State of Illinois,

for and in consideration of the sum of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in the hand paid, CONVEY and WARRANT to GRANTEE: **Esther Ling**
Esther

the following described Real Estate situated in the County of Cook in State of Illinois, to wit:

(Legal Description Attached Hereto).

Permanent Real Estate Index Number(s) 17-04-307-054-4206 & 17-04-307-054-4359

Address of Real Estate: 511 W. Division St., Units 03-811 and P03-41, Chicago, IL 60610

SUBJECT TO: terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions, and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions, and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes for 2016 and subsequent years.

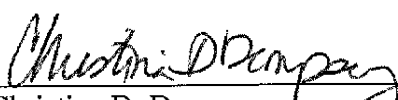
This Deed and Assignment is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Ground Lease recorded October 13, 2006 as Document No. 0628602043, including all Exhibits and any assignments or amendments hereto, as well as the Open Space/Common Area Ground Lease recorded October 13, 2006 as Document No. 0628602045, the Amendment to Open Space/Common Areas Ground Lease recorded November 6, 2006 as Document No. 0631045059, including all Exhibits and any assignments or amendments thereto.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In Witness Whereof, said Grantors have caused their names to be signed to these presents this 24th day of October, 2016.



Darrell D. Dempsey



Christina D. Dempsey

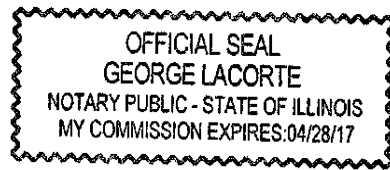
UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, Do HEREBY CERTIFY that Darrell D. Dempsey and Christina D. Dempsey, husband and wife, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged severally that each signed 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 24th day of October, 2016

Commission expires 4/28/17.

[Signature]
NOTARY PUBLIC



This instrument was prepared by:

LAW OFFICE OF GEORGE LACORTE, P.C.
6713 N. Oliphant Avenue
Chicago, Illinois 60631

MAIL TO:

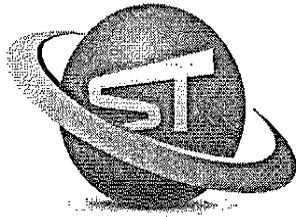
Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

SEND SUBSEQUENT TAX BILLS TO:

Esther Ling
57 W. Division # 811
Chicago, IL 60610

Property of Cook County Clerk's Office

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SATURN
TITLE LLC

1030 W. Higgins Road Suite #365 Park Ridge, IL. 60068

Phone:# 847-696-1000

Fax:# 847-696-1001

PARCEL 1:

UNIT NO. 03-311 and GARAGE UNIT NO. P03-41, IN THE PARKSIDE OF OLD TOWN MIDRISE LEASEHOLD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN PARKSIDE OF OLD TOWN BEING A RESUBDIVISION AND CONSOLIDATION OF PARTS OF BLOCKS 2 AND 3, AND ALL OF BLOCKS 4 AND 5, AND PARTS OF VACATED ALLEYS LYING WITHIN BLOCK 2 AFORESAID, AND VACATED ALLEYS LYING WITHIN BLOCKS 3, 4 AND 5 AFORESAID, TOGETHER WITH THAT PART OF VACATED ELM STREET LYING SOUTH OF AND ADJOINING BLOCKS 2, 3 AND 5 AFORESAID, AND LYING NORTH OF AND ADJOINING BLOCKS 9, 7 AND 6, AND THAT PART OF VACATED NORTH HUDSON AVENUE LYING WEST OF AND ADJOINING BLOCK 2 AFORESAID, AND LYING EAST OF AND ADJOINING BLOCK 3 AFORESAID, AND LYING NORTH OF THE SOUTH LINE OF WEST ELM STREET, AND LYING SOUTH OF THE SOUTH LINE OF WEST DIVISION STREET AS WIDENED, ALL IN ROGERS' SUBDIVISION OF THAT PART WEST OF THE EAST LINE OF SEDGWICK STREET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR PARKSIDE OF OLD TOWN MIDRISE LEASEHOLD CONDOMINIUM RECORDED AS DOCUMENT NO. 0818345111 (THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

A LEASEHOLD ESTATE CREATED BY GROUND LEASE FOR A PORTION OF THE PARKSIDE PHASE I DEVELOPMENT BETWEEN CHICAGO HOUSING AUTHORITY, LANDLORD, AND PARKSIDE OLD TOWN I, LLC, TENANT RECORDED OCTOBER 13, 2006 AS DOCUMENT NUMBER 0628602043 FOR A TERM OF NINETY-NINE YEARS COMMENCING ON SEPTEMBER 1, 2006; PARTIALLY ASSIGNED IN THE AMOUNT OF GRANTEE'S UNDIVIDED INTEREST HEREIN TO GRANTEE PURSUANT TO THE "UNIT LEASE ASSIGNMENT" AS DEFINED IN SECTION 6.3 OF THE GROUND LEASE OVER THE PROPERTY DESCRIBED ABOVE AS PARCEL 1.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS OVER THE COMMUNITY AREA FOR ACCESS, INGRESS AND EGRESS TO AND FROM PARCELS 1 AND 2 OVER THE COMMUNITY AREA AS CREATED BY SECTION 2.04 OF THE COMMUNITY DECLARATION RECORDED OCTOBER 5, 2007 AS DOCUMENT NUMBER 0727815136 AND CREATED BY THIS SPECIAL WARRANTY DEED.

PIN # 17.04.307.054.4206 ; 17.04.307.054.4359

511 W. DIVISION ST. # 811, CHICAGO IL 60610