

UNOFFICIAL COPY

This Document Prepared By:

| |
|---|
| Michael S. Fisher Attorney At Law P.C. |
| 200 N. LaSalle St, Suite 2310 |
| Chicago, IL 60601 |

After Recording Return To:

| |
|----------------------|
| Yu Rong Gong |
| 2953 S. Canal Street |
| Chicago, IL 60616 |



1705344052

Doc# 1705344052 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/22/2017 12:35 PM PG: 1 OF 5

PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND SPECIAL WARRANTY DEED

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND SPECIAL WARRANTY DEED ("this Agreement") made this 27 day of January, 2017, between **JPMorgan Chase Bank, National Association**, hereinafter ("Assignor/Grantor"), and **Yu Rong Gong**, an unmarried person, whose mailing address is 2953 S. Canal Street, Chicago, IL 60616, (hereinafter [collectively], "Assignee/Grantee"), WITNESSETH, that the Assignor/Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does REMISE, RELEASE, ALIEN AND CONVEY, AND ASSIGN unto the Assignee/Grantee:

That certain Condominium Unit No. 3115-302, situated in the County of Cook and State of Illinois known and described on Exhibit "A" attached hereto and made a part hereof ("the Unit"), 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 no. 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 for 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

REAL ESTATE TRANSFER TAX

22-Feb-2017



| | |
|---------------|------------------|
| CHICAGO: | 1,275.00 |
| CTA: | 510.00 |
| TOTAL: | 1,785.00* |

4954 pt1

17-34-102-051-1016 | 20170201613506 | 1-021-801-152

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

CCRD REVIEW

UNOFFICIAL COPY

All and singular 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 Assignee/Grantee.

And Assignor/Grantor, for itself and its successors, does covenant, promise and agree to and with Assignee/Grantee and her successors, that it has not done or suffered to be done anything whereby the Unit is, or may be, in any manner encumbered or charged, except as recited in this Agreement and that it will WARRANT AND DEFEND the Unit against all persons lawfully claiming or to claim the same, by, through, or under it, subject only to:

(1) current general real estate taxes, taxes for subsequent years and special taxes or assessments; (2) the Illinois Condominium Property Act; (3) the Declaration, including all amendments and exhibits thereto; (4) the Ground Lease; (5) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (6) acts done or suffered by Assignees/Grantees or anyone claiming by, through or under Assignees/Grantees; (7) covenants, conditions, agreements, building lines and restrictions of record as of the closing; (8) easements recorded at any time prior to closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided therefor; (9) rights of the public, the local municipality and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or service the Property; (10) road or highways, if any; (11) Assignee/Grantee's mortgage, if any; (12) liens, encroachments and other matters over which Chicago Title Insurance Company is willing to insure at Assignor/Grantor's expense; and (13) liens or encumbrances of a definite or ascertainable amount which may be removed at the time of closing by payment of money at the time of closing.

The conveyance of the Unit is not (and shall not be deemed to be) a conveyance of fee simple title to any of the Property other than the Unit.

Assignee/Grantee, by her acceptance and execution of this Agreement, hereby expressly agrees 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 Assignee/Grantee (including the obligation to pay in accordance with the Ground Lease, all Ground Rent, Taxes and other amounts due to Lessor under the Ground Lease and to perform all of the terms, covenants, conditions, 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 in common with an of the other Unit Owners). The terms "Lessor," "Lessee," "Ground Rent," and "Unit owners" as used in this paragraph shall be the meanings set forth in the Ground Lease. Assignee/Grantee further agrees that the interests conveyed and assigned by this Agreement as

UNOFFICIAL COPY

the Unit are not and shall not be separately transferable, and any attempted conveyance or assignment of one or more (but less than all) of such interests comprising the Unit shall be deemed to be a conveyance and assignment of all interests comprising the Unit.

IN WITNESS WHEREOF, Assignor/Grantor has caused this Agreement to be executed and delivered as of the date and year first above written.

Executed by the undersigned on January 27, 2017 :

ASSIGNOR/GRANTOR:
JPMorgan Chase Bank, National Association

By:

Pat Liston

Name: PAT LISTON 1-27-16

Title: Vice President

STATE OF Ohio

COUNTY OF Franklin

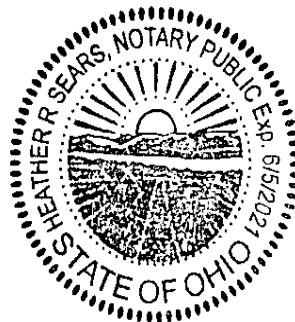
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAT LISTON, personally known to me to be the Vice President of JPMorgan Chase Bank, National Association, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said NATIONAL ASSOCIATION for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of January, 2017

Commission expires June 5 2021

Heather R. Sears

Notary Public **Heather R Sears**



UNOFFICIAL COPY



Exhibit A Legal Description

Parcel 1: Unit Number 3115-302 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) The 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 Number 00147967, including all amendments and exhibits thereto (the "Ground Lease") which 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 improvement located 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 Half of the Northwest Quarter 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 Easements, Restrictions Covenants and By-Laws for Michigan Indiana Condominium dated February 23, 2001 and recorded by the Cook County Recorder of Deeds on March 15, 2001, as Document 0010205852, as the same may have been amended from time to time (as so amended, "The Declarations"), all in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-48 and LCF-18, as delineated on the Survey attached to the Declaration aforesaid.

Commonly known as 3115 S. Michigan Ave., Unit 302, Chicago, IL 60616

Property Address: 3115 S Michigan Ave Unit 302, Chicago, IL 60616
Permanent Real Estate Index Number: 17-34-102-051-1016

| REAL ESTATE TRANSFER TAX | | 22-Feb-2017 | |
|---|---|--------------------------------|--------|
|  |  | COUNTY: | 85.00 |
| | | ILLINOIS: | 170.00 |
| | | TOTAL: | 255.00 |
| 17-34-102-051-1016 | | 20170201613506 0-391-967-424 | |

4954 pt1

UNOFFICIAL COPY

ACCEPTANCE AND ASSUMPTION BY ASSIGNEE/GRANTEE

The undersigned, Assignee/Grantee, hereby accepts 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.

ASSIGNEE/GRANTEE:
Yu Rong Gong

[Signature]

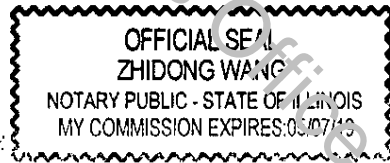
STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Yu Rong Gong, personally known to me to be the _____ of **Yu Rong Gong**, and 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 as such _____ [HE] [SHE] signed and delivered the instrument as [HIS] [HER] free and voluntary act, and as the free and voluntary act and deed of said _____, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of Feb., 2017

Commission expires 05/07, 2019

[Signature]
Notary Public



SEND SUBSEQUENT TAX BILLS TO:
Yu Rong Gong, 2953 S. Canal Street, Chicago, IL 60616