

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#: 1724108042 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/29/2017 01:02 PM Pg: 1 of 5

Dec ID 20170801606077  
ST/CO Stamp 1-567-302-592 ST Tax \$260.00 CO Tax \$130.00  
City Stamp 0-761-996-224 City Tax: \$2,730.00

**THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND WARRANTY DEED**  
("this Agreement") is made as of this 14<sup>th</sup> day of August, 2017 by and between **MARGARET H. SMALL AND PEGGY L. BAKER** ("Assignor/Grantor"), whose address is 163 Governors View Road, Asheville, North Carolina 28805, and **CARY N. DAVIDS AND CAROL R. DAVIDS** ("Assignee/Grantee") whose address is 3115 South Michigan Avenue, Unit 701, Chicago, Illinois 60616.

*\* married to each other*

Assignor/Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee/Assignees, the receipt of which is hereby acknowledged, by these presents does CONVEY AND WARRANT(S) unto Assignees/Grantees, not as tenants in common or joint tenants, but as tenants by entirety.

That certain Condominium Unit No. 407, 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"), (collectively, "the Property"), TO HAVE AND TO HOLD the Unit, with the appurtenances, unto Assignees/Grantees.

SUBJECT TO: covenants, conditions and restrictions of record, so long as they do not interfere with the intended use of the property as a condominium unit; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable 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.

Assignees/Grantees, by their acceptance and execution of this Agreement, hereby expressly 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, all Ground Rent, Taxes and other amounts due to Lessor



First American  
Title Insurance Company

17-1194 //

Warranty Deed - Individual

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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 all 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. Assignees/Grantees further agree that the interests conveyed and assigned by this Agreement as 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.


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


Permanent Real Estate Index Number(s): 17-34-102-051-1028

Address(es) of Real Estate: 3115 South Michigan Avenue, Unit 407,  
Chicago Illinois 60616

Dated this 11 day of August, 20 17



  
Margaret H. Small

  
Peggy L. Baker

REAL ESTATE TRANSFER TAX		29-Aug-2017
	CHICAGO:	1,950.00
	CTA:	780.00
	<b>TOTAL:</b>	<b>2,730.00 *</b>

17-34-102-051-1028 | 20170801608077 | 0-761-996-224

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

REAL ESTATE TRANSFER TAX		29-Aug-2017
 	COUNTY:	130.00
	ILLINOIS:	260.00
	<b>TOTAL:</b>	<b>390.00</b>

17-34-102-051-1028 | 20170801608077 | 1-567-302-592



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Warranty Deed - Individual

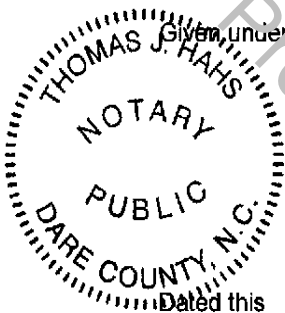
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STATE OF NC COUNTY OF Dare

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Margaret H. Small known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 11th day of August, 20 17.



Thomas J. Haas  
Notary Public

EXP. 7/13/21

Dated this 11th day of August, 20 17.

STATE OF NC COUNTY OF Dare

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Peggy L. Baker known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, 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, including the release and waiver of the right of homestead.

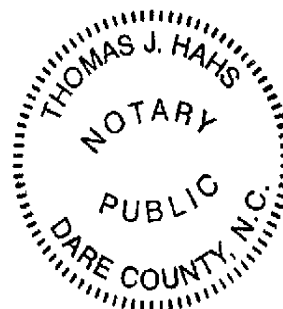
Given under my hand and official seal this 11th day of August, 20 17.

Thomas J. Haas  
Notary Public

Prepared by:  
Law Offices of Kimberly Duda, Ltd.  
811 West Superior, Suite 1  
Chicago, Illinois 60642

Mail to:  
Lisa Raimondi  
Raimondi Law Group, Ltd.  
15774 South LaGrange Road, #161  
Orland Park, Illinois 60462

Name and Address of Taxpayer:  
Cary N Davids and Carol R Davids  
3115 South Michigan Avenue, Unit 407  
Chicago, Illinois 60616



First American  
Title Insurance Company

Warranty Deed - Individual

**UNOFFICIAL COPY****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.

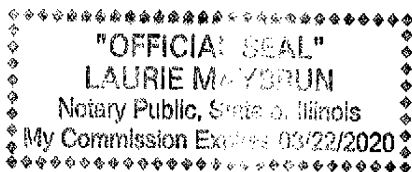
Cary N. Davids  
Cary N. Davids

Carol R. Davids  
Carol R. Davids

STATE OF Illinois, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Cary N. Davids known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 25 day of August, 20 17.



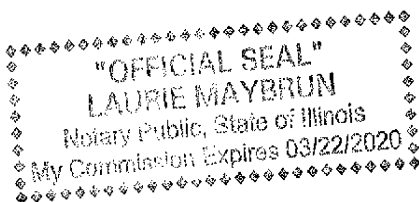
[Signature]  
Notary Public

Dated this 25 day of August, 20 17

STATE OF Illinois, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Carol R. Davids known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 25 day of August, 20 17.



[Signature]  
Notary Public



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## EXHIBIT "A"

**Parcel 1:**

Unit No. 407 in the Michigan Indiana Place 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 (said leasehold estate being defined in paragraph 1 (H) of the conditions and stipulations of the policy), created by the instrument herein referred to as the lease, executed by: Illinois Institute of Technology, an Illinois not-for-Profit Corporation, as lessor, and Michigan Place LLC, an Illinois Limited Liability Company, as lessee, dated December 7, 1999, which lease was recorded February 29, 2000 as Document 00147967, and assignment thereto recorded June 29, 2001 as Document Number 0010575341 which lease demises the land (as 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 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 1/2 of the Northwest 1/4 of Section 34, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, as delineated on a survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0010205852, as amended and restated by Document Number 0020668352, and as amended from time to time, all in Cook County, Illinois.

Parcel 2: The exclusive right to use of P-4 and Storage Space 69, limited common elements as delineated on the survey attached to the Declaration aforesaid.

PIN(S): 17-34-102-051-1028