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18-1508

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 1906512097 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/06/2019 12:33 PM Pg: 1 of 4

Dec ID 20190101684437
ST/CO Stamp 1-850-926-496 ST Tax \$150.00 CO Tax \$75.00
City Stamp 0-840-680-864 City Tax: \$1,575.00

Property of [Faint watermark text]

PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND WARRANTY DEED

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND WARRANTY DEED ("this Agreement") is made as of this 29 day of January, 2019 by and between **MARGARET H. SMALL** ("Assignor/Grantor"), married to Peggy L. Baker, whose address is 163 Governors View Road, Ashville, North Carolina 28805, and **SHERRELL E. BENFORD** ("Assignee/Grantee") whose address is 3115 South Michigan Avenue, Unit 704, Chicago, Illinois 60616. *Single woman,*

Assignor/Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantees/Assignees, the receipt of which is hereby acknowledged, by theses presents does CONVEY AND WARRANT(S) unto Assignee/Grantee.

That certain Condominium Unit No. 704, 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 restriction of record and building lines and easement, of any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not 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.

Assignee/Grantee, by her 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



First American
Title Insurance Company

Warranty Deed - Individual

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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 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 deemed to be a conveyance and assignment of all interests comprising the Unit.

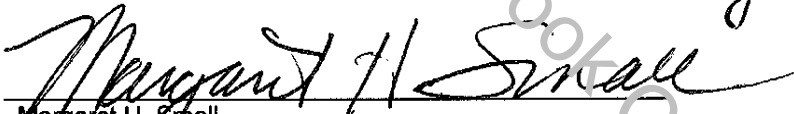
IN WITNESS WHEREOF, Assignor/Grantor has caused this Agreement to be executed and delivered as of the date and year first above written.

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): 17-34-102-051-1046


Address(es) of Real Estate: 3115 South Michigan Avenue, Apt. 704,
Chicago Illinois 60616

Dated this 24th day of January, 2019


Margaret H. Small


Peggy L. Baker
Solely for Purposes of Waiving Homestead Rights

REAL ESTATE TRANSFER TAX		05-Mar-2019
	COUNTY:	75.00
	ILLINOIS:	150.00
	TOTAL:	225.00
17-34-102-051-1046 20190101684437 1-850-926-496		

REAL ESTATE TRANSFER TAX		05-Mar-2019
	CHICAGO:	1,125.00
	CTA:	450.00
	TOTAL:	1,575.00 *
17-34-102-051-1046 20190101684437 0-840-680-864		

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

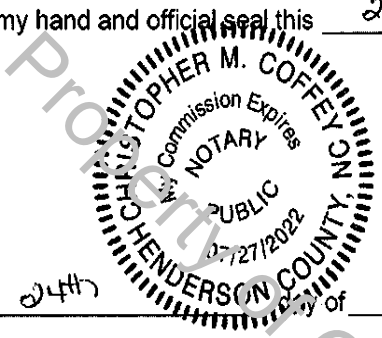
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STATE OF North Carolina, COUNTY OF Buncombe

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 24th day of January, 20 19.



[Signature]
Notary Public

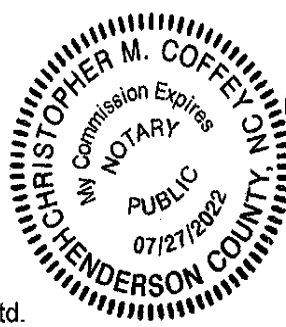
Dated this 24th day of January, 20 19

STATE OF North Carolina, COUNTY OF Buncombe

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 24th day of January, 20 19.



[Signature]
Notary Public

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

Mail to:
Bourgogne Chalmers
161 North Clark Street, Suite 1600
Chicago, Illinois 60601

FORT DEARBORN TITLE
1370 MEADOW ROAD
NORTHBROOK, IL 60062

Name and Address of Taxpayer:
Sherrell E. Benford
3115 South Michigan Avenue, Apt. 704
Chicago, Illinois 60616

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EXHIBIT "A"

Parcel 1:

Unit No. 3115-704 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 No. 00-147967 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 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 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 001-0205852, as the same may have been amended from time to time (as so amended, "the Declaration"), all in Cook County, Illinois

Parcel 2:

The exclusive right to the use of P-40 and Storage Space -40, limited common elements as delineated on the survey attached to the Declaration aforesaid.

PIN(S): 17-34-102-051-1046

Property of Cook County Clerk's Office