

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 08/27/2021 11:02 AM Pg: 1 of 3

## PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND SPECIAL WARRANTY DEED

Dec ID 20210801646841  
ST/CO Stamp 0-390-670-096 ST Tax \$281.50 CO Tax \$140.75  
City Stamp 1-916-761-872 City Tax: \$2,955.75

**FIRST AMERICAN TITLE**  
**FILE #** AF1013367

1031

Preparer File: AF1013367  
FATIC No.: AF1013367

### Partial Assignment and Assumption of Ground Lease and Special Warranty Deed

THE GRANTOR(S) Li-Su Chuang and Abdellatif Ouhabi, husband and wife of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Tuan A. Nguyen, Yvonne Y. Hoang, husband and wife and Vivian Hoang Nguyen, a single female, as joint tenants, of 398 Lassenpark Circle San Jose, CA 95136 of the County of Santa Clara, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

**SUBJECT TO: Leasehold Estate, herein referred to as the Lease, executed by Illinois Institute of Technology, as Lessor, and Michigan Place, LLC, as Lessee, dated December 7, 1999, a memorandum of which was recorded as Document Number 001147967, demising the land for a term of years ending on December 31, 2098; Partial Assignment and Assumption of Ground Lease and Special Warranty Deed from Michigan Place LLC to Abdellatif Ouhabi and Li-Su Chuang recorded June 8, 2001 as document 0020494963,**

General taxes for 2021 and subsequent years; Covenants, conditions and restrictions of record, if any;

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): 17-34-102-051-1022

Address(es) of Real Estate: 3115 South Michigan Avenue 401  
Chicago, Illinois 60616

Dated this 20<sup>th</sup> day of August, 2021

Li-Su Chuang  
Li-Su Chuang

Abdellatif Ouhabi  
Abdellatif Ouhabi



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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Li-Su Chuang and Abdellatif Ouhabi, personally 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 20<sup>th</sup> day of August, 20 21.



Beverly F. Kes  
Notary Public

Prepared by:  
Deranian Law Group, LLC  
5143 S. Harper Avenue  
Chicago, IL 60615

Mail to:

Tuan A. Nguyen, Yvonne Y. Hoang,  
& Vivian Hoang Nguyen  
3115 South Michigan, Unit 401  
Chicago, IL 60616

Name and Address of Taxpayer:

Tuan A. Nguyen, Yvonne Y. Hoang,  
& Vivian Hoang Nguyen  
3115 South Michigan, Unit 401  
Chicago, IL 60616



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EXHIBIT 1

## LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT NO. 401, 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: 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 DECLARATION"), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-46 AND L.C.E. 15, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Permanent Index #'s: 17-34 102-051-1022 (Vol. 525)

Property Address: 3115 South Michigan Avenue, 401, Chicago, Illinois 60616

Property of Cook County Clerk's Office