

UNOFFICIAL COPY

WARRANTY DEED and Partial Assignment of Ground Lease

Doc#: 2124212327 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2021 03:35 PM Pg: 1 of 3

THE GRANTORS, Padma K. Amin And Kiran Amin, wife and husband,

For and in Consideration of
TEN AND NO 00/100 (\$10.00)
DOLLARS and other good and valuable

Consideration, in hand paid,
CONVEY and WARRANT to the
GRANTEES, Ryan Sawicki and Amanda M. Sawicki, husband and wife, * W.

All interest in the following described Real Estate
Situated in the County of COOK,
State of Illinois to wit:

Dec ID 20210801635582
ST/CO Stamp 1-857-132-304 ST Tax \$410.00 CO Tax \$205.00
City Stamp 0-635-311-888 City Tax: \$4,305.00

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: (1) Real estate taxes; (2) Covenants, conditions, restrictions and easements apparent or of record; (3) all applicable zoning laws and ordinances; (4) The Ground Lease for a portion of Parkside Phase I Development recorded October 13, 2006 as document number 0628602043, including all Exhibits and any assignments and amendments thereto (the "Ground Lease"); (5) The Open Space/Common Areas Ground Lease for a portion of Parkside Phase I Development recorded October 13, 2006 as document number 0628602045, the Amendment to Open Space/Common Areas Ground Lease recorded November 6, 2006 as document number 0631045059 including all exhibits and any assignments or amendments thereto (the "Open Spaces Ground Lease"); and (6) The Community Declaration for Parkside of Old Town, recorded on October 5, 2007 as document number 0727815136, including all exhibits and any assignments or amendments thereto as amended from time to time (the "Community Declaration").

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; TO HAVE AND HOLD not as tenants in common nor as joint tenants but as TENANTS BY THE ENTIRETY of said premises forever.

Permanent Index Number: 17-04-307-054-4106 & 17-04-307-054-4214

Address of Real Estate: 437 W Division Street, Unit 810, Chicago, IL 60610

DATED this 10th day of AUGUST, 2021.

**FIDELITY NATIONAL TITLE
SC21024797**

Padma K. Amin
Padma K. Amin

Kiran Amin
Kiran Amin

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

REAL ESTATE TRANSFER TAX		17-Aug-2021
	CHICAGO:	3,075.00
	CTA:	1,230.00
	TOTAL:	4,305.00 *

17-04-307-054-4106 | 20210801635582 | 0-635-311-888

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

I, the undersigned, in and for said aforesaid, DO HEREBY CERTIFY that PADMA K. AMIN and KIRAN AMIN, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act, for the purpose therein set forth.

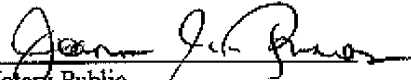
REAL ESTATE TRANSFER TAX		17-Aug-2021
	COUNTY:	205.00
	ILLINOIS:	410.00
	TOTAL:	615.00

17-04-307-054-4106 | 20210801635582 | 1-857-132-304

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GIVEN under my hand and seal this 10 day of AUGUST, 2021




 Notary Public

This Deed and Assignment is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration and Ground Lease the same as though the provisions of the Declaration and Ground Lease were recited and stipulated in full and at length herein.

Prepared by:

Kagalwalla Law Offices LLC
15450 Summit Ave., Ste. 110
Oakbrook Terrace, IL 60181

Permanent Index Number: 17-04-307-054-4106 & 17-04-307-054-4214

Address of Real Estate: 437 W Division Street, Unit 810, Chicago, IL 60610

Mail Recorded Deed To:



Grantee's Address

Mail Tax Bill To:

^WRyan & ^MAmanda Sawicki
 437 W Division Street, Unit 810
 Chicago, IL 60610

Property of Cook County Clerk's Office

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EXHIBIT A

Order No.: SC21024797

For APN/Parcel ID(s): 17-04-307-054-4106, and 17-04-307-054-4214

For Tax Map ID(s): 17-04-307-054-4106

THE ESTATE OF INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS POLICY AND COVERED HEREIN IS A LEASEHOLD

PARCEL 1: UNIT P01-810 AND P01-006 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, AS AMENDED FROM TIME TO TIME (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 IN SECTION 2.04 OF THE COMMUNITY DECLARATION RECORDED OCTOBER 5, 2007 AS DOCUMENT NO. 0727815136 AND CREATED BY THIS SPECIAL WARRANTY DEED.