

# UNOFFICIAL COPY

**SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY and  
PARTIAL ASSIGNMENT OF GROUND  
LEASE**

Doc#: 2234816041 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/14/2022 12:28 PM Pg: 1 of 3

Dec ID 20221201610584  
ST/CO Stamp 1-078-512-976 ST Tax \$260.00 CO Tax \$130.00  
City Stamp 2-097-622-352 City Tax: \$2,730.00

**FIRST AMERICAN TITLE**  
**FILE #** AF1028694

FATIC No.: AF1028694

THE GRANTOR(S) The estate or interest in the land described or referred to in this commitment and covered herein is a Leasehold Estate, as leasehold estate is defined in Paragraph 1 (C) of the ALTA Form 13/13.1, 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 and recorded February 29, 2000, a memorandum of which was recorded as Document Number 00147967; as assigned to Robert Allen Jr. and Rose M. Allen in Partial Assignment and Assumption of Ground Lease and Special Warranty Deed recorded January 10, 2002 as Document No. 0020039203; as passed to Stephanie Tinker in Notice of Probate and Release of Estate's Interest in Real Estate recorded June 14, 2021 as document no. 2116522036, demising the land for a term of 99 years, Fee Simple title to which is at the effective date hereof, vested in: Stephanie Tinker, as to the improvements; and Illinois Institute of Technology, an Illinois not for profit corporation, as to the remainder and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Emani M Figaro, a single woman, as her sole and separate property, of 16713 Elm Street South Holland, IL 60473 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT NO. 3120-406 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 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 DATED NOVEMBER 22, 2002 WHICH LEASES 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 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 ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010205852, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.



# UNOFFICIAL COPY

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-75 AND LCE-22, PATIO AND LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID

This is NOT homestead property

SUBJECT TO: Covenants, conditions, and restrictions of record; Private, public and utility easements and roads and highways; Party wall rights and agreements; Existing leases and tenancies; General taxes for the year 2022 and subsequent years

Grantor, for itself and its successors and assigns, hereby covenants, and represents that it has not done, or suffered to be done anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

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

Prepared by:  
Diane Danzy Odell  
646 1/2 East 43rd Street Suite 714  
Chicago, IL 60653



# UNOFFICIAL COPY

Permanent Real Estate Index Number(s): 17-34-102-051-1075

Address(es) of real estate 3120 S. INDIANA Ave, UNIT 406  
CHICAGO, IL 60616

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the 11<sup>th</sup> day of December 2022.

GRANTOR:

By: Stephanie Tinker

Stephanie Tinker

STATE OF ILLINOIS)  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Stephanie Tinker appeared before me this day in person and acknowledged that he/she signed, sealed and delivered this instrument as his/her free and voluntary act, and as the free and voluntary act of the Company for the uses ant} purposes therein set forth.

GIVEN under my hand and notarized on this 11<sup>th</sup> day of December, 2022



Diane D Odell

Notary Public

MAIL TO:

TO:

Gmani Figaro  
16713 Elm Street  
SOUTH HOLLAND IL 60473

SEND SUBSEQUENT TAX BILLS

Gmani Figaro  
16713 Elm Street  
SOUTH HOLLAND IL 60473