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Doc#: 2317146251 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/20/2023 03:15 PM Pg: 1 of 7

Dec ID 20230601649022
ST/CO Stamp 1-548-850-896 ST Tax \$330.00 CO Tax \$165.00
City Stamp 1-309-873-872 City Tax: \$3,465.00

PREPARED BY:
Ryan M. Holmes, Esq.
Clark Hill PLC
130 East Randolph Street – Ste 3900
Chicago, IL 60601

RETURN TO: tax bill address below
~~Shang & Xu Law Offices~~
~~Shang & Xu Law Offices~~
XXXXXXXXXXXXXXXXXXXX
4320 West Irving Park Road
Chicago, IL 60641

SEND SUBSEQUENT TAX BILLS:
Yuzhang Shang and Bingxin Xu
437 West Division #405 and PS 75
Chicago, IL 60610

PROPERTY ADDRESS:
437 W. Division Unit #405 and PS 75
Chicago, IL 60610

PROPERTY INDEX NUMBER:
17-04-307-054-4029
17-04-307-054-4283

(This Space for Recorder's Use Only)

**SPECIAL WARRANTY DEED
AND
PARTIAL ASSIGNMENT OF GROUND LEASE**
ILLINOIS

THIS SPECIAL WARRANTY DEED ANND PARTIAL ASSIGNMENT OF GROUND LEASE (the "Deed and Assignment"), made this 15 day of June, 2023, between James B. Funkhouser (the "Grantor") of Boca Raton, Florida and Yuzhang Shang and Bingxin Xu, both unmarried, as joint tenants with right of survivorship (collectively the "Grantee") having an address at Chicago, IL not as tenants in common, not as tenants by the entirety, but as joint tenants.

WITNESSETH, that the Grantor, for and in consideration of TEN and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, and other good and valuable consideration, by these presents does hereby REMISE, RELEASE, ALIEN, ASSIGN AND CONVEY unto the Grantee, and to Grantee's

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heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

Property Index Number: 17-04-307-054-4029 and 17-04-307-054-4283
Commonly known as: 437 W Division – Unit 405 and PS 75, Chicago, IL 60610

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

Grantor **ALSO HEREBY GRANTS TO** Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration (as defined below), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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 at length herein.

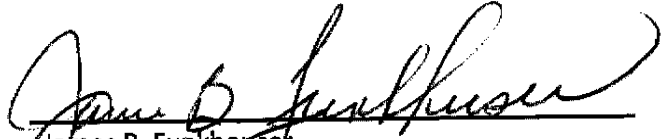
And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND** the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

SEE EXHIBIT B ATTACHED HERETO FOR EXCEPTIONS

And the Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

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IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed and Partial Assignment of Ground Lease on the date set forth above.



James B. Funkhouser

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James B. Funkhouser personally known to me to be the same persons who executed 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.

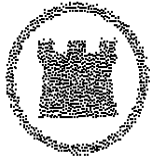
Given under my hand and official seal, this 15 day of June, 2023.




Notary Public

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC043029LP

For APN/Parcel ID(s): 17-04-307-054-4029 and 17-04-307-054-4283

PARCEL 1:

UNIT NO. 01-405 AND 01-75 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. 081834511 (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 BY SECTION 2.04 OF THE

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LEGAL DESCRIPTION

(continued)

COMMUNITY DECLARATION RECORDED OCTOBER 5, 2007 AS DOCUMENT NUMBER
0727815136 AND CREATED BY THIS SPECIAL WARRANTY DEED.

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Exhibit A LEGAL DESCRIPTION

PARCEL 1 :

UNIT NO. 01-405 AND P01-75 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. 081834511 (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 BY SECTION 2.04 OF THE COMMUNITY DECLARATION RECORDED OCTOBER 5, 2007 AS DOCUMENT NUMBER 0727815136 AND CREATED BY THIS SPECIAL WARRANTY DEED.

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Commonly known as: 437 West Division – Unit 405 and PS 75, Chicago, IL 60610

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Exhibit B EXCEPTIONS

- (a) General real estate taxes for the current year not yet due and for subsequent years;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;
- (d) The Declaration of Condominium Ownership for Parkside of Old Town Midrise Leasehold Condominium, including all Exhibits thereto, as amended from time to time (the "Declaration");
- (e) The Illinois Condominium Property Act;
- (f) Applicable zoning and building laws and ordinances;
- (g) Roads and highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's mortgage, if any;
- (j) Plats of dedication and covenants thereof;
- (k) Acts done or suffered by Grantee, or anyone claiming under Grantee; and
- (l) 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 or amendments thereto (the "Ground Lease");
- (m) 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 Space Ground Lease"); and
- (n) The Community Declaration for Parkside of Old Town, recorded on October 5, 2007 as document number 0727815136, including all exhibits thereto, as amended from time to time (the "Community Declaration").