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PARTIAL ASSIGNMENT OF GROUND LEASE AND WARRANTY DEED

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KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
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ST/Co Stamp 2-013-263-408 ST Tax \$321.50 CO Tax \$160.75
City Stamp 1-899-105-840 City Tax \$3,375.75

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THIS PARTIAL ASSIGNMENT OF GROUND LEASE AND WARRANTY DEED ("Assignment and Deed") is made as of the 13 day of March, 2024, between MARTHA JANO, a(n) married woman, and IGNACIO HANS QUIARO VON THUN, a(n) unmarried man, as joint tenants (together, the "Grantor") and Mi Xi and Rong Shao, husband and wife, ~~as tenants by the entirety~~ 42 Chatman Lane, Oak Brook, Illinois 60523, (together, the "Grantee").

** not as tenants in common, but as joint tenants*

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does CONVEY and WARRANT unto Grantee, and its successor and assigns, all of Grantor's right, title and interest in and to the various estates described in Exhibit "A" attached hereto and made a part hereof (collectively, the "Premises"), which consists of the condominium percentage interest ownership of (a) the buildings and improvements (pursuant to the Declaration, as hereinafter defined) located on the land, and (b) an undivided leasehold estate created by that certain Ground Lease by and between the Chicago Housing Authority, an Illinois municipal corporation, as Landlord, and RS Homes I LLC, as Tenant, dated May 1, 2005, and recorded in the Office of the Cook County Recorder of Deeds on June 6, 2005 as Document No. 0515727095, as the same may be amended from time to time (the "Ground Lease"), which Ground Lease demises the land for a term (the "Term") of ninety-nine (99) years beginning on May 1, 2005 and ending on April 30, 2104.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the right and easements for the benefit of the property set forth in the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions and Covenants for The 1118 West Washburne Condominiums, a Condominium, as amended from time to time (the "Declaration").

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

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents,

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issues and profits thereof, and all the estate, right, title interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (1) current, non-delinquent real estate taxes and real estate taxes for subsequent years; (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments; (3) the terms and provisions of the Declaration and any amendments thereto; (4) the terms and provisions of the Ground Lease including any amendments thereto or assignments or subleases thereof; (5) public, private and utility easements, including any easements established by, or implied from, the Declaration and any amendments thereto; (6) covenants, conditions and restrictions of records; (7) applicable zoning and building laws, ordinances and restrictions; (8) roads and highways, if any; (9) limitations and conditions imposed by the Act; (10) encroachments, if any, which do not materially, adversely impair the use and enjoyment of the Condominium as a residence or the parking space, if any, as a parking space for one passenger vehicle; (11) installments due after the date of closing for assessments established pursuant to the Declaration; (12) matters over which the title company is will to insure; (13) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (14) Grantee's mortgage, if any; and (15) leases, licenses and management agreement affecting the parking space, if any, and/or the Common Elements (as defined in the Declaration).

THIS IS NOT HOMESTEAD PROPERTY AS TO EITHER GRANTOR

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
(SIGNATURE PAGE TO FOLLOW)

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IN WITNESS WHEREOF, SAID Grantor has caused its name to be signed to these presents this 13 day of March, 2024.

GRANTORS:

Martha Jano
Martha Jano

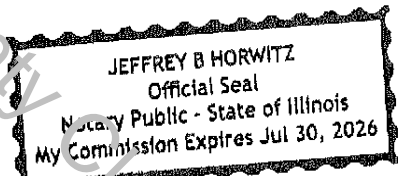
Ignacio Hans Quiaro Von Thun
Ignacio Hans Quiaro Von Thun

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 Martha Jano and Ignacio Hans Quiaro Von Thun, who are personally known to me to be the same persons whose names 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.

March 13, 2024

Jeffrey B Horwitz
Notary Public



My Commission Expires: _____
(Seal)

This Instrument Prepared by: Jeffrey B. Horwitz, Jeffrey B. Horwitz, P.C., 1776 S. Naperville Road, Suite 203A, Wheaton, Illinois 60189

Mail To:
Rong Shao & Mi Xi
42 Chantham Ln
Oak Brook, IL 60523

Send Subsequent Tax Bills To:
Rong Shao & Mi Xi
42 Chantham Ln
Oak Brook, IL 60523

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EXHIBIT "A" Legal Description

PARCEL 1:

UNIT 301 IN THE 1118 WEST WASHBURNE CONDOMINIUMS (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 BEING DEFINED IN PARAGRAPH I.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY CHICAGO HOUSING AUTHORITY, AS LESSOR, AND RS HOMES I LLC, AS LESSEE, DATED AS OF MAY 1, 2005, WHICH LEASE WAS RECORDED JUNE 6, 2005 AS DOCUMENT NO. 0515727095, WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED IN 1(B) BELOW) FOR A TERM OF 99 YEARS (EXCEPT THE BUILDINGS AND IMPROVEMENTS ON THE LAND);

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 42 IN PLAT 2 ROOSEVELT SQUARE SUBDIVISION, A RESUBDIVISION OF BUCKLEYS SUBDIVISION, PART OF MACALASTER S SUBDIVISION, AND SUBDIVISION OF BLOCK 14 OF VERNON PARK ADDITION TO CHICAGO, PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NO. 0617426092, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1118-A, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

Permanent Real Estate Index Number: 17-20-200-094-4003

Address of Real Estate: 1118 W. Washburne Ave., #301, Chicago, Illinois 60608