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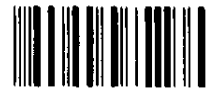
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Cook County Recorder

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Property of Cook County Clerk's Office

PREPARED BY:

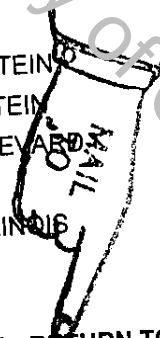
DANIEL E. FAJERSTEIN
MATLIN & FAJERSTEIN
555 SKOKIE BOULEVARD
SUITE 500
NORTHBROOK, ILLINOIS
60062

TRANSACTION EXEMPT UNDER PROVISIONS
OF PARAGRAPH e , SECTION 4, REAL
ESTATE TRANSFER TAX ACT

DATED: August 8, 2000

Michael J. DeBoer
SELLER-BUYER REPRESENTATIVE

9 Jul 2000



TICOR TITLE INSURANCE

AFTER RECORDING, RETURN TO:

MICHAEL J. DEBOER
GOEDERT, HUNTINGTON & DEBOER
1011 LAKE STREET
SUITE 303
OAK PARK, ILLINOIS
60301

**PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE
AND SPECIAL QUIT CLAIM DEED**

This Partial Assignment and Assumption of Ground Lease and Special Quit Claim Deed (this "Agreement") is made as of this 21st day of July, 2000, by and between HARRIS BANK WINNETKA, as Trustee under the provision of a Trust Agreement dated December 19, 1996 and known as Trust Number L3892 whose address is 520 Green Bay Road, Winnetka, Illinois 60093 ("Assignor/Grantor"), and BERNADETTE K. CARLSON, as Trustee of the Bernadette K. Carlson Declaration of Trust dated June 9, 2000 and her successors in Trust whose address is 839 Balmoral Lane, Northbrook, Illinois 60062 (Assignee/Grantee).

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

DATE: _____
ESTATE TRANSFER ACT
SECTION 4 HEAT
TRANSACTION IDENTIFY PROVISIONS
BUYER - REPRESENTATIVE

Assignor/Grantor, for and in consideration of the sum of Ten and No/Dollars (\$10.00) and other good and valuable consideration in hand paid by Assignee/Grantee, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND QUIT CLAIM AND ASSIGN, unto Assignee/Grantee, the Property, situated in the County of Cook and State of Illinois known and described as Exhibit "A" attached hereto and made a part hereof (collectively, the "Property").

Together with the exclusive right to use and enjoy the Limited Common Area appurtenant to the Building Site and legally described on Exhibit "B" attached hereto and by this reference made a part hereof (the "Limited Common Area"), in accordance with the provisions of the Declaration. Together with all and singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Assignor/Grantor, either in law or equity of, in and to the Property, with the hereditaments and appurtenances (but excluding fee simple title to the land):

TO HAVE AND TO HOLD, the Property, with the appurtenances, unto Assignee/Grantee.

And Assignor/Grantor, for itself and its successors, does covenant, promise and agree to and with Assignee/Grantee and its successors, that it has not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as recited in this Agreement; and this conveyance is subject only to:

- (1) general real estate taxes not due and payable as of the date of Closing;
- (2) the Ground Lease, including all amendments and exhibits;
- (3) the Declaration, including all amendments and exhibits;
- (4) applicable zoning and building laws and ordinances and other ordinances of record;
- (5) encroachments, if any;
- (6) utility easements, if any, whether recorded or unrecorded;
- (7) covenants, conditions, restrictions, easements, declarations and agreements of record, including, without limitation, those set forth on the Final Subdivision Plat and Final Planned Unit Development Plat of Royal Ridge recorded with the Office of the Recorder of Deeds of Cook County, Illinois on November 3, 1997 as Document No. 97818381 provided that such provisions will not materially affect the use of the premises.

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Assignee/Grantee, by its acceptance and execution of this Agreement, hereby expressly agrees to assume (on a non-recourse basis) all rights and obligations of the Lessee pursuant to the terms of the Ground Lease, with respect to the Property being quit claimed and assigned by this Agreement to Assignee/Grantee (including the obligation to pay in accordance with Section 3.1(e) of the Ground Lease, 1/151 of the Ground Rent due to Lessor under the Ground Lease and to perform all of the terms, covenants, conditions, agreements and obligations of Lessee to be performed or fulfilled under the Ground Lease with respect to the Property being quit claimed and assigned by this Agreement to Assignee/Grantee and with respect to the Common Area in common with all of the other Unit Owners). The terms "Lessee", "Ground Rent", "Common Area" and "Unit Owners" used in this paragraph shall have the meanings set forth in the Ground Lease. Assignee/Grantee further agrees that the interests quit claimed and assigned by this Agreement as the Property are not and shall not be separately transferable, and any attempted conveyance or assignment of one or more (but less than all) of such interests comprising the Property shall be deemed to be a quit claim and assignment of all interests comprising the Property.

IN WITNESS WHEREOF, Assignor/Grantor has caused this Agreement to be executed and delivered as of the day and year first above written.

ASSIGNOR/GRANTOR:

HARRIS BANK WINNETKA, as
Trustee under the provision of
a Trust Agreement dated
December 19, 1996 and known
as Trust Number L3892
and not personally

By: Jon W. Boswell
Its: Vice President & Trust Officer

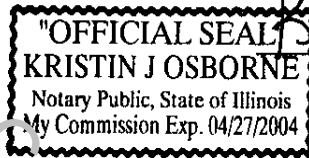
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Kristin J. Osborne, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Jon W. Boswell as Vice President of **HARRIS BANK WINNETKA**, as Trustee under the provision of a Trust Agreement dated December 19, 1996 and known as Trust Number L3892 appeared before me this day in person and acknowledged that he/she signed and delivered the instrument as his/her free and voluntary act, and as the free and voluntary act of the corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 21st day of July, 2000.



Kristin J. Osborne

Notary Public

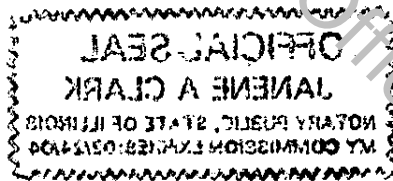
My Commission expires:

Send subsequent tax bills to:

BERNADETTE K. CARLSON, as Trustee
of the Bernadette K. Carlson Declaration
of Trust dated June 9, 2000 and her
successors in Trust
839 Balmoral Lane
Northbrook, Illinois 60062

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LEGAL DESCRIPTION

EXHIBIT "A"

PARCEL I:

AN UNDIVIDED 1/151 INTEREST IN (I) THAT CERTAIN GROUND LEASE DATED AS OF NOVEMBER 22, 1996, BY AND BETWEEN COLE TAYLOR BANK, AS SUCCESSOR-TRUSTEE TO HARRIS TRUST AND SAVINGS BANK UNDER TRUST AGREEMENT DATED APRIL 29, 1991 AND KNOWN AS TRUST NO. 94707, AS LESSOR ("LESSOR"), AND ASSIGNOR/GRANTOR, AS LESSEE, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 9, 1996 AS DOCUMENT NO. 96927871, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO GROUND LEASE DATED AS OF JANUARY 6, 1997 BY AND BETWEEN LESSOR AND ASSIGNOR/GRANTOR, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 28, 1997 AS DOCUMENT NO. 97141059, AS AMENDED BY THAT CERTAIN JOINDER TO GROUND LEASE DATED AS OF NOVEMBER 7, 1997 BY THE ROYAL RIDGE HOMEOWNERS ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 12, 1997 AS DOCUMENT NO. 97846934, AND AS FURTHER AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "GROUND LEASE"); AND (II) THE LEASEHOLD ESTATE IN THE PREMISES (THE "PREMISES") LEGALLY DESCRIBED AS:

LOT 1 IN ROYAL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, PURSUANT TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97818381.

COMMONLY KNOWN AS TECHNY PARCEL E-1 LOCATED ON THE EAST SIDE OF WAUKEGAN ROAD, SOUTH OF TECHNY ROAD, IN NORTHBROOK, ILLINOIS.

PINS: 04-14-301-004 and 04-14-301-005

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EACH WITH RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS:

BUILDING SITE 116

BEING THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818381, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 946.33 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 52.58 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 839 BALMORAL LANE) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT EIGHTEEN (18) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE;

- 1) SOUTH 00 DEGREES 44 MINUTES 54 SECONDS WEST 20.00 FEET; 2) NORTH 89 DEGREES 15 MINUTES 06 SECONDS WEST 23.02 FEET; 3) SOUTH 00 DEGREES 44 MINUTES 54 SECONDS WEST 2.67 FEET; 4) NORTH 89 DEGREES 15 MINUTES 06 SECONDS WEST 15.83 FEET; 5) NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST 2.67 FEET; 6) NORTH 89 DEGREES 15 MINUTES 06 SECONDS WEST 10.66 FEET; 7) NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST 12.17 FEET; 8) SOUTH 89 DEGREES 15 MINUTES 06 SECONDS EAST 2.00 FEET; 9) NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST 20.92 FEET; 10) NORTH 89 DEGREES 15 MINUTES 06 SECONDS WEST 26.56 FEET; 11) NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST 23.55 FEET; 12) SOUTH 89 DEGREES 15 MINUTES 06 SECONDS EAST 52.77 FEET; 13) SOUTH 00 DEGREES 44 MINUTES 54 SECONDS WEST 11.17 FEET; 14) SOUTH 89 DEGREES 15 MINUTES 06 SECONDS EAST 5.62 FEET; 15) SOUTH 44 DEGREES 15 MINUTES 06 SECONDS EAST 8.27 FEET; 16) SOUTH 00 DEGREES 44 MINUTES 54 SECONDS WEST 14.62 FEET; 17) SOUTH 89 DEGREES 15 MINUTES 06 SECONDS EAST 2.33 FEET; 18) SOUTH 00 DEGREES 44 MINUTES 54 SECONDS WEST 5.00 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 06 SECONDS EAST 7.50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 839 BALMORAL LANE, NORTHBROOK, ILLINOIS 60062.

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PARCEL II:

FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOCATED ON THE BUILDING SITE LEGALLY DESCRIBED HEREIN (INCLUDING ANY PORTION OF SUCH BUILDING AND IMPROVEMENTS WHICH IS LOCATED ON PORTIONS OF THE COMMON AREA (AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR THE ROYAL RIDGE SUBDIVISION DATED AS OF NOVEMBER 3, 1997, AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97820006 (THE "DECLARATION")), WHICH IMPROVEMENTS CONSIST OF A DWELLING UNIT (AS DEFINED IN THE DECLARATION); SUBJECT TO THE TERMS AND PROVISIONS OF THE GROUND LEASE.

PARCEL III:

EASEMENTS APPURTENANT TO PARCELS 1 AND 2 FOR THE BENEFIT OF SUCH PARCELS AS SET FORTH IN THE AFORESAID DECLARATION.

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EXHIBIT "B"

LIMITED COMMON AREA FOR BUILDING SITE 116

THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818381, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 946.33 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 52.58 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 839 BALMORAL LANE); FOR A PLACE OF BEGINNING; THENCE ALONG A LINE COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE FOLLOWING THE NEXT SEVEN (7) COURSES AND DISTANCES 1) NORTH 89 DEGREES 15 MINUTES 06 SECONDS WEST 7.50 FEET 2) NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST 5.00 FEET; 3) NORTH 89 DEGREES 15 MINUTES 06 SECONDS WEST 2.33 FEET; 4) NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST 14.62 FEET; 5) NORTH 44 DEGREES 15 MINUTES 06 SECONDS WEST 8.27 FEET; 6) NORTH 89 DEGREES 15 MINUTES 06 SECONDS WEST 5.62 FEET; 7) NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST 11.17 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 06 SECONDS EAST 21.30 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 54 SECONDS WEST 36.64 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

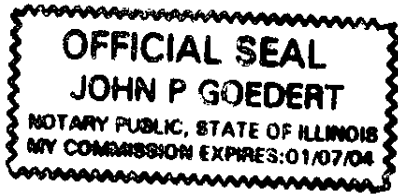
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 8, 2000 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Michael J. Seber this 8th day of August, 2000

[Signature]
Notary Public

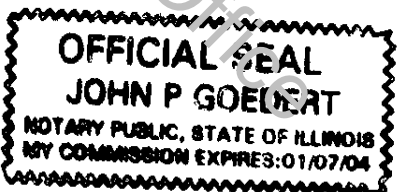


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated August 8, 2000 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Michael J. Seber this 8th day of August, 2000

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)