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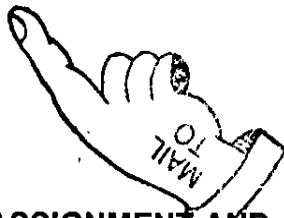
COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

PREPARED BY:

DANIEL E. FAJERSTEIN
MATLIN & FAJERSTEIN
500 SKOKIE BOULEVARD
SUITE 350
NORTHBROOK, ILLINOIS
60062

AFTER RECORDING, RETURN TO:

RANDI MAYER, ESQ.
267 BRISTOL COURT
DEERFIELD, ILLINOIS
60015



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

This Partial Assignment and Assumption of Ground Lease and Special Warranty Deed (this "Agreement") is made as of this 27th day of June, 2001, by and between **RKZ VENTURE GROUP, L.L.C.**, an Illinois limited liability company, whose address is 8410 West Bryn Mawr Avenue, Chicago, Illinois 60631 ("Assignor/Grantor"), and **VIVIAN L. ROSS, Trustee, and her Successors in Trust, under the Vivian L. Ross Declaration of Trust dated August 4, 1997,** whose address is 335 Sunset Court, Northbrook, Illinois 60062 (Assignee/Grantee").

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 CONVEY, AND ASSIGN, unto Assignee/Grantee, the Property, situated in the County of Cook and State of Illinois

gp

Handwritten notes: "250135" and "2001-07-18" written vertically.

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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 recorded November 3, 1997 as Document No. 97820006, hereinafter referred to as "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 that it WILL WARRANT AND DEFEND the Property against all persons lawfully claiming or to claim the same, by, through or under it, subject only to:

- (1) general real estate taxes for 2000 and 2001 not due and payable as of the date of Closing;
- (2) the Ground Lease recorded December 9, 1996 as Document No. 96927871, including all amendments and exhibits;
- (3) the Declaration, recorded November 3, 1997 as Document No. 97820006, including all amendments and exhibits;
- (4) applicable zoning and building laws and ordinances and other ordinances of record provided they are not violated by the improvements on the Property;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) utility easements which are recorded and which do not interfere with Purchaser's use and enjoyment of the Property;
- (7) covenants, conditions, restrictions, easements, declarations and agreements of record, as 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 which do not interfere with Purchaser's use of the Property as a single family residence

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The conveyance and assignment of the Property is not (and shall not be deemed to be) a conveyance of the fee simple title to the land.

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 conveyed 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 conveyed 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 conveyed 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 conveyance 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:

RKZ VENTURE GROUP, L.L.C.,

an Illinois limited liability company

By



Name: Marvyn Romanek
Its Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

I, Laura Lee Shields, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Marvyn M. Romanek as Manager of RKZ VENTURE GROUP, L.L.C., an Illinois limited company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager

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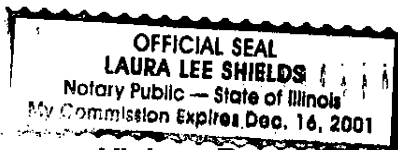
appeared before me this day in person and acknowledged that he signed and delivered the instrument as his free and voluntary act and the free and voluntary act of such limited liability company, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 27th day of June, 2001.

Laura Lee Shields

Notary Public

My Commission expires:



Send subsequent tax bills to:

Vivian Ross, as Trustee, and her Successors in Trust, under the Vivian L. Ross Declaration of Trust dated August 4, 1997
2008 Royal Ridge Drive
Northbrook, Illinois 60062

STATE TAX	STATE OF ILLINOIS	# 0000005578	REAL ESTATE TRANSFER TAX
	JUL. 17. 01		0077950
	COOK COUNTY		FP351009

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000005575	REAL ESTATE TRANSFER TAX
	JUL. 17. 01		0018575
	REVENUE STAMP		FP351021

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000005574	REAL ESTATE TRANSFER TAX
	JUL. 17. 01		0020400
	REVENUE STAMP		FP351021

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ACCEPTANCE AND ASSUMPTION BY ASSIGNEE/GRANTEE

The undersigned, Assignee/Grantee, hereby accepts the assignment of the Property from Assignor/Grantor and joins in the execution of this Agreement for the purpose of agreeing to assume those rights and obligations of the Lessee pursuant to the terms of the Ground Lease as described in this Agreement and to agree to the other terms and provisions of this Agreement.



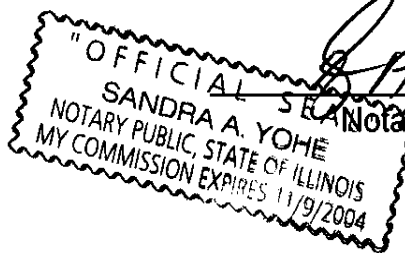
**Vivian Ross, as Trustee, and her
Successors in Trust, under the Vivian
L. Ross Declaration of Trust dated
August 4, 1997**

STATE OF ILLINOIS)
 SS)
COUNTY OF COOK)

I, The Undersigned, a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY that **Vivian Ross, as Trustee, and her Successors in Trust, under the Vivian L. Ross Declaration of Trust dated August 4, 1997**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the instrument as her own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 27th day of June, 2001.

My Commission Expires:



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LEGAL DESCRIPTION

EXHIBIT "A"

Page 1

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.

PERMANENT INDEX NUMBERS: 04-14-301-004 and 04-14-301-005

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EXHIBIT "A"

Page 2

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

BUILDING SITE 15

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 1865.92 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 520.19 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2008 ROYAL RIDGE DRIVE), 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 57 DEGREES 34 MINUTES 50 SECONDS WEST, 23.56 FEET; 2) NORTH 32 DEGREES 25 MINUTES 10 SECONDS WEST, 22.56 FEET; 3) SOUTH 57 DEGREES 34 MINUTES 50 SECONDS WEST, 20.92 FEET; 4) SOUTH 32 DEGREES 25 MINUTES 10 SECONDS EAST, 2.00 FEET; 5) SOUTH 57 DEGREES 34 MINUTES 50 SECONDS WEST, 12.17 FEET; 6) NORTH 32 DEGREES 25 MINUTES 10 SECONDS WEST, 10.66 FEET; 7) SOUTH 57 DEGREES 34 MINUTES 50 SECONDS WEST, 2.67 FEET; 8) NORTH 32 DEGREES 25 MINUTES 10 SECONDS WEST, 15.83 FEET; 9) NORTH 57 DEGREES 34 MINUTES 50 SECONDS EAST, 2.67 FEET; 10) NORTH 32 DEGREES 25 MINUTES 10 SECONDS WEST, 23.02 FEET; 11) NORTH 57 DEGREES 34 MINUTES 50 SECONDS EAST, 20.00 FEET; 12) SOUTH 32 DEGREES 25 MINUTES 10 SECONDS EAST, 8.00 FEET; 13) NORTH 57 DEGREES 34 MINUTES 50 SECONDS EAST, 5.00 FEET; 14) SOUTH 32 DEGREES 25 MINUTES 10 SECONDS EAST, 1.33 FEET; 15) NORTH 57 DEGREES 34 MINUTES 50 SECONDS EAST, 14.62 FEET; 16) SOUTH 77 DEGREES 25 MINUTES 10 SECONDS EAST, 8.27 FEET; 17) SOUTH 32 DEGREES 25 MINUTES 10 SECONDS EAST, 5.62 FEET; 18) NORTH 57 DEGREES 34 MINUTES 50 SECONDS EAST, 11.17 FEET; THENCE SOUTH 32 DEGREES 25 MINUTES 10 SECONDS EAST, 48.67 FEET TO THE PLACE OF BEGINNING, CONTAINING 2793 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2008 ROYAL RIDGE DRIVE, NORTHBROOK, ILLINOIS 60062.

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EXHIBIT "A"

Page 3

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 15

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 1865.92 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 520.19 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2008 ROYAL RIDGE DRIVE), THENCE NORTH 32 DEGREES 25 MINUTES 10 SECONDS WEST, 48.67 FEET FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT SEVEN (7) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 57 DEGREES 34 MINUTES 50 SECONDS WEST, 11.17 FEET; 2) NORTH 32 DEGREES 25 MINUTES 10 SECONDS WEST, 5.62 FEET; 3) NORTH 77 DEGREES 25 MINUTES 10 SECONDS WEST, 8.27 FEET; 4) SOUTH 57 DEGREES 34 MINUTES 50 SECONDS WEST, 14.62 FEET; 5) NORTH 32 DEGREES 25 MINUTES 10 SECONDS WEST, 1.83 FEET; 6) SOUTH 57 DEGREES 34 MINUTES 50 SECONDS WEST, 5.00 FEET; 7) NORTH 32 DEGREES 25 MINUTES 10 SECONDS WEST, 8.00 FEET; THENCE NORTH 57 DEGREES 34 MINUTES 50 SECONDS EAST, 36.64 FEET; THENCE SOUTH 32 DEGREES 25 MINUTES 10 SECONDS EAST, 21.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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