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**COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
BRIDGEVIEW OFFICE**

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Cook County Recorder 37.50



*Dee*

Property of Cook County Clerk's Office

**PREPARED BY:**

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

**AFTER RECORDING, RETURN TO:**

DAVID STONE  
801 SKOKIE BOULEVARD  
SUITE 100  
NORTHBROOK, ILLINOIS 60062



**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 13<sup>th</sup> day of March, 2000, 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"), **FRAN RUFFALO** whose address is 816 A Chestnut, Deerfield, Illinois 60015 (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

*RB*

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 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 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) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (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; and
- (8) liens and other matters of title over which Ticor Title Insurance Company is willing to insure without cost to Assignee/Grantee.

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: Marvin Romanek  
Its Manager

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF LAKE     )

I, Louise Lee Shultz, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Marvin 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

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 13<sup>th</sup> day of April, 2000.

*Laura Lee Shields*

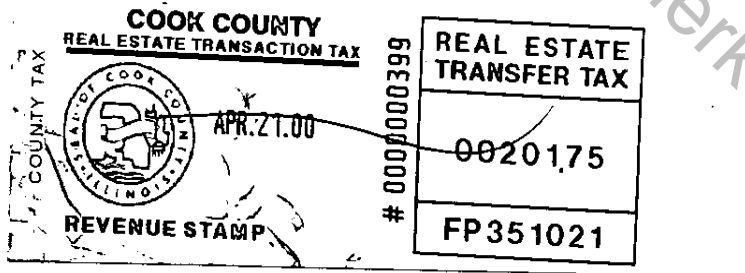
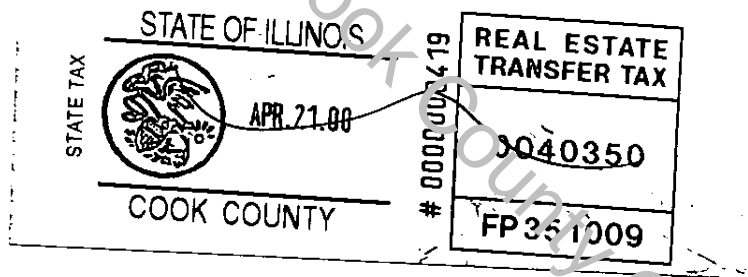
Notary Public

My Commission expires:



Send subsequent tax bills to:

Fran Ruffalo  
2172 Royal Ridge Drive  
Northbrook, Illinois 60062



**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.

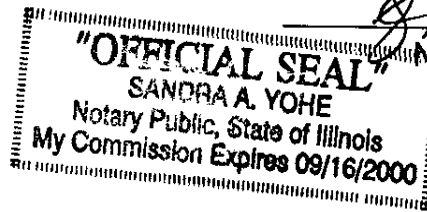
*Fran Ruffalo*  
Fran Ruffalo

STATE OF ILLINOIS )  
                                  ) SS)  
COUNTY OF COOK )

I, The Undersigned a notary public, in and for the County and State aforesaid, DO HEREBY CERTIFY **Fran Ruffalo**, 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 13<sup>th</sup> day of April, 2000.

My Commission Expires:



**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.

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

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

BUILDING SITE 77

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 722.05 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 576.00 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2172 ROYAL RIDGE DRIVE), FOR A PLACE OF BEGINNING; THENCE SOUTH 42 DEGREES 25 MINUTES 35 SECONDS EAST, 23.34 FEET; THENCE SOUTH 47 DEGREES 31 MINUTES 25 SECONDS WEST ALONG THE CENTERLINE OF THE PARTY WALL OF SAID RESIDENCE FOR 64.00 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT SEVEN (7) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 42 DEGREES 28 MINUTES 35 SECONDS WEST, 4.00 FEET; 2) NORTH 47 DEGREES 31 MINUTES 25 SECONDS EAST, 2.00 FEET; 4) NORTH 42 DEGREES 28 MINUTES 35 SECONDS WEST, 15.29 FEET; 5) NORTH 47 DEGREES 31 MINUTES 25 SECONDS EAST, 5.75 FEET; 6) NORTH 42 DEGREES 28 MINUTES 35 SECONDS WEST, 12.21 FEET; 7) NORTH 47 DEGREES 31 MINUTES 25 SECONDS EAST, 36.92 FEET; 8) SOUTH 42 DEGREES 28 MINUTES 35 SECONDS EAST, 8.17 FEET; THENCE NORTH 47 DEGREES 31 MINUTES 25 SECONDS EAST, 19.33 FEET, TO THE PLACE OF BEGINNING, CONTAINING 1733 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") COMMONLY KNOWN AS 2172 ROYAL RIDGE DRIVE, NORTHBROOK, ILLINOIS 60062.

**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.



## EXHIBIT "B"

## LIMITED COMMON AREA FOR BUILDING SITE 77

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 722.05 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 576.00 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2172 ROYAL RIDGE DRIVE), THENCE ALONG A LINE FOLLOWING THE NEXT THREE (3) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 47 DEGREES 31 MINUTES 25 SECONDS WEST, 19.33 FEET; 2) NORTH 42 DEGREES 28 MINUTES 35 SECONDS WEST; 8.17 FEET; 3) SOUTH 47 DEGREES 31 MINUTES 25 SECONDS WEST, 36.92 FEET FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT TWO (2) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 42 DEGREES 28 MINUTES 35 SECONDS EAST, 12.21 FEET; 2) SOUTH 47 DEGREES 31 MINUTES 25 SECONDS WEST, 5.75 FEET; THENCE SOUTH 42 DEGREES 28 MINUTES 35 SECONDS EAST, 5.79 FEET; THENCE SOUTH 47 DEGREES 31 MINUTES 25 SECONDS WEST, 8.25 FEET; THENCE NORTH 42 DEGREES 28 MINUTES 35 SECONDS WEST, 18.00 FEET; THENCE NORTH 47 DEGREES 31 MINUTES 25 SECONDS EAST, 14.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.