

# UNOFFICIAL COPY

MAIL TO:

NOAMAN I. KURTZ  
32 W Duane Ave  
MT Prospect, IL 60056

SEND TAX BILL TO:

Keith Rizman  
929 Bromley Place  
Northbrook, IL 60062

RLC 2183 143



Doc#: 0325240171  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 09/09/2003 02:34 PM Pg: 1 of 4

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

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND SPECIAL WARRANTY DEED (this "Assignment") is made as of August 20, 2003, by and between MELANIE C. LEE, a single woman, ("Assignor/Grantor"), and KEITH RIZMAN, of 4400 W. Lake Ave., Unit 109A, Glenview, Illinois ("Assignee/Grantee").

Assignor/Grantor, for and in consideration of the sum of Ten 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 hereby REMISE, RELEASE, ALIEN, CONVEY and ASSIGN, unto Assignee/Grantee, KEITH RIZMAN,

That certain Condominium, building 12, Unit No. A-3, situated in the County of Cook, State of Illinois, known and described on Exhibit A attached hereto and made a part hereof (the "Unit"), together with:

- (i) Its undivided interest in and to all Common Elements, including an undivided interest in and to the Leasehold Estate created under that certain Ground Lease for Real Estate Parcels SE-1A-1 and SE-1B-1 dated December 27, 2000 by and between Cole Taylor Bank, as Trustee under Trust Agreement dated November 1, 2000 and known as Trust No. 99-8163, as Lessor, and KZF Venture Group, LLC, an Illinois Limited Liability Company, as Lessee, recorded by the Office of the Recorder of Deeds of Cook County, Illinois (the "Recorder") on December 29, 2000 as document 00-01022135, including all exhibits thereto (the "Ground Lease") (and together with the exclusive right to use and enjoy the Limited Common Elements appurtenant to the Unit) allocable to the unit pursuant to and in accordance with the provisions of the Declaration of Condominium Ownership and of Covenants, Conditions, Easements and Rights for Northbrook Greens Condominiums recorded by the Recorder on December 28, 2001 as document 0011237707, as the same may have been amended from time to time (as so amended, the "Declaration"); and
- (ii) All and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders,

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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 Unit, with the hereditaments and appurtenances

Permanent Real Estate Index Number: 04-14-303-001

Address of Real Estate: 929 Bromley, Northbrook, IL 60062

04-23-107-001 04-23-108-002

(collectively, the "Property") to have and to hold the Unit, with such appurtenances, unto Assignee/Grantee.

Assignor/Grantor, for herself and her successors, does covenant, promise and agree to and with Assignee/Grantee and his successors, that she has not done or suffered to be done anything whereby the Unit is, or may be, in any manner encumbered or charged, except as recited in this Assignment and that it will WARRANT AND DEFEND the Unit against all persons lawfully claiming or to claim the same, by through, or under it, subject only to the matters set forth on Exhibit A attached hereto and made a part hereof.

The conveyance of the Unit is not (and shall not be deemed to be) a conveyance of fee simple title to any of the Property other than the Unit.

"Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein, general real estate taxes not due and payable at the time of closing, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate."

Assignee/Grantee, by acceptance and execution of this assignment, hereby expressly agrees to assume all rights and obligations of the Lessee pursuant to the terms of the Ground Lease, with respect to the Unit being conveyed and assigned by this Agreement to Assignee/Grantee (including the obligation to pay in accordance with the Ground Lease, all Ground Rent, Taxes and together amount due to Lessor under the Ground Lease with respect to the Unit being conveyed and assigned by this Agreement to Assignee/Grantee further agrees that the interest conveyed and assigned by the Assignment as the Property are not and shall not be separately transferred, and any attempted conveyance or assignment of one or more (but less than all) of such interest comprising the Property shall be deemed to be a conveyance and assignment of all interest comprising the Property.

IN Witness Whereof, Assignor/Grantor has caused this Assignment to be executed as of the date and year first above written.

Assignor/Grantor:

Melanie C. Lee  
MELANIE C. LEE

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## LEGAL DESCRIPTION

UNIT NUMBER 12-A3 IN THE NORTHBROOK GREENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND; PART OF LOTS SE-1A AND SE-1B IN TECHNY PARCEL SE-1 SUBDIVISION, IN SECTION 23 TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE FINAL PLAT OF SUBDIVISION OF TEHNY PARCEL SE-1 RECORDED ON DECEMBER 22, 2000 AS DOCUMENT NUMBER 01007540, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011237707 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT IN COOK COUNTY, ILLINOIS.

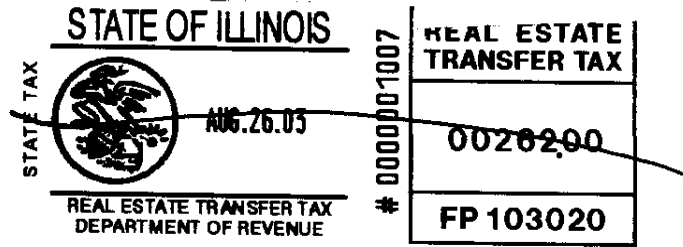
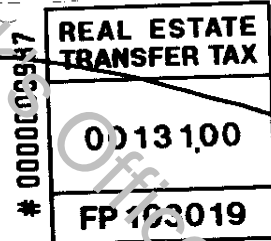
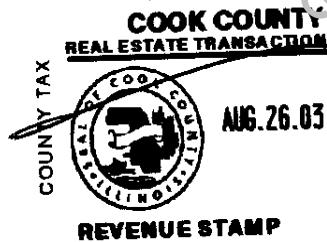
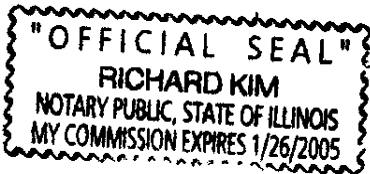
## ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

I, the undersigned, a notary public in and for the above county and state, certify that, MELANIE C. LEE, 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, sealed and delivered the said instrument as her 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 20<sup>th</sup> day of August 2003.

*[Signature]*  
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This instrument was prepared by: Richard Kim, Esq., 5765 N. Lincoln, Suite 26, Chicago, IL 60659

