

UNOFFICIAL COPY



Doc#: 0327250093
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/29/2003 10:30 AM Pg: 1 of 4

MAIL TO:

Cindy S. Mangiaforte
Bell, Boyd and Lloyd
3 First National Plaza, Ste 3300
Chicago, IL 60602

_____ [The Above Space For Recorder's Use Only] _____

WARRANTY DEED

THE GRANTORS, ^{K.}JOHN TRUE and ^{B.}NANCY TRUE, husband and wife, of the City of Northbrook, County of Cook, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and all other good and valuable consideration in hand paid,

CONVEY and WARRANT to

JIMMIE R. ALFORD and MAREE G. BULLOCK
781 Bunker Court, Riverwoods, IL

Not as Joint Tenants or Tenants in common, but as Tenants by the Entirety the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


SEE LEGAL DESCRIPTION ATTACHED HERETO.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

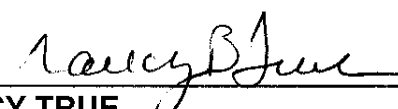
Permanent Real Estate Index Number(s): **04-14-301-071-0000**

Address(es) of Real Estate: **2123 CLARIDGE LANE, NORTHBROOK, IL 60062**

Dated this 19 day of September, 2002



JOHN TRUE
_{K.}



NANCY TRUE
_{B.}

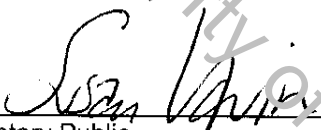
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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

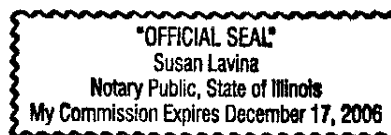
JOHN TRUE and NANCY TRUE, husband and wife

personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 day of September, 2003.



 Notary Public




My Commission Expires 12-17 2006


This instrument was prepared by Bernard J. Michna, 400 Central Avenue, Suite 210, Northfield, IL 60093

Send Subsequent Tax Bills to: Jimmie R. Alford and Maree G. Bullock, 2123 Claridge Lane, Northbrook, IL 60062

LEGAL DESCRIPTION
See Attached

Subject to the following, if any: general real estate taxes not due and payable at the date hereof; covenants, conditions and restrictions of record; building lines and easements so long as they do not interfere with the current use and enjoyment of the real estate.

STATE TAX	STATE OF ILLINOIS	# 0000001775	REAL ESTATE TRANSFER TAX
	 SEP.26.03		00645.00
	COOK COUNTY		FP35 1006

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000001838	REAL ESTATE TRANSFER TAX
	 SEP.26.03		00322.50
	REVENUE STAMP		FP35 1008

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****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 FOLLOWS:

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.

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

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, 1998 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 1048.24 FEET; THENCE NORTH 88 DEGREES 51 MINUTES 06 SECONDS WEST 1021.97 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2123 CLARIDGE LANE) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT THREE (3) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 31 DEGREES 35 MINUTES 10 SECONDS WEST 8.17 FEET; 2) SOUTH 58 DEGREES 24 MINUTES 50 SECONDS WEST 19.33 FEET; 3) SOUTH 31 DEGREES 35 MINUTES 10 SECONDS WEST 23.34 FEET TO THE CENTERLINE OF A PARTY WALL; THENCE NORTH 58 DEGREES 24 MINUTES 50 SECONDS EAST ALONG THE CENTERLINE OF THE PARTY WALL FOR 64.00 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT FIVE (5) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 31 DEGREES 35 MINUTES 10 SECONDS EAST 4.00 FEET; 2) SOUTH 58 DEGREES 24 MINUTES 50 SECONDS WEST 2.00 FEET; 3) SOUTH 31 DEGREES 35 MINUTES 10 SECONDS EAST 15.29 FEET; 4) SOUTH 58 DEGREES 24 MINUTES 50 SECONDS WEST 5.75 FEET; 5) SOUTH 31 DEGREES 35 MINUTES 10 SECONDS EAST 12.21 FEET; THENCE SOUTH 58 DEGREES 24 MINUTES 50 SECONDS WEST 36.92 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2123 CLARIDGE LANE, 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

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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.

Commonly known as: 2123 CLARIDGE LANE, NORTHBROOK, IL 60062

Permanent Index No.: 04-14-301-071-000

Property of Cook County Clerk's Office