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QUIT CLAIM DEED

(ILLINOIS)
(Individual
to
Individual)



Doc#: 0402906034
Eugene "Gene" Moore Fee: \$36.50
Cook County Recorder of Deeds
Date: 01/29/2004 09:54 AM Pg: 1 of 7

The Above Space for Recorder's Use Only

THE GRANTOR, ROBERT J. NOWLIN, of the Village of Northbrook, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, conveys and quit claims to ROBERT J. NOWLIN and REBECCA A. NOWLIN, husband and wife, not as Joint Tenants and not as Tenants in Common, but as Tenants By the Entirety, all interest in 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): 04-14-301-004

Address(es) of Real Estate: 843 Turnberry Lane, Northbrook, IL 60062

DATED this 10th day of December, 2003.

Robert J. Nowlin
ROBERT J. NOWLIN

AFFIX "RIDERS" OR REVENUE STAMPS HERE

Signature of Grantor of the Real Estate

Signature of Recipient

Mark Benjamin 12/10/03
Representative

1.7
PB
GG
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147
YH

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STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

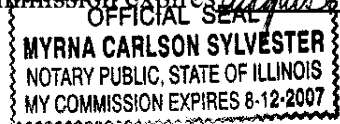
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT J. NOWLIN is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 10th day of November, 2003.

Myrna Carlson Sylvester

 Notary Public

My Commission expires August 12, 2007



THIS INSTRUMENT PREPARED BY:

Marc A. Benjamin, Esq.
 Stone, McGuire & Benjamin
 801 Skokie Boulevard, Suite 100
 Northbrook, Illinois 60062

MAIL TO:

Marc A. Benjamin, Esq.
 Stone, McGuire & Benjamin
 801 Skokie Boulevard, Suite 100
 Northbrook, Illinois 60062

SEND SUBSEQUENT TAX BILLS TO:

Robert J. Nowlin and Rebecca A. Nowlin
 843 Turnberry Lane
 Northbrook, IL 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.

PERMANENT INDEX NUMBER: 04-14-301-004

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

BUILDING SITE 83

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 1752.79 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 79.42 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 843 TURNBERRY 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 53 MINUTES 33 SECONDS WEST 20.00 FEET; 2) NORTH 89 DEGREES 06 MINUTES 27 SECONDS WEST 23.02 FEET; 3) SOUTH 00 DEGREES 53 MINUTES 33 SECONDS WEST 2.67 FEET; 4) NORTH 89 DEGREES 06 MINUTES 27 SECONDS WEST 15.83 FEET; 5) NORTH 00 DEGREES 53 MINUTES 33 SECONDS EAST 2.67 FEET; 6) NORTH 89 DEGREES 06 MINUTES 27 SECONDS WEST 10.36 FEET; 7) NORTH 00 DEGREES 53 MINUTES 33 SECONDS EAST 12.17 FEET; 8) SOUTH 89 DEGREES 06 MINUTES 27 SECONDS EAST 2.00 FEET; 9) NORTH 00 DEGREES 53 MINUTES 33 SECONDS EAST 20.92 FEET; 10) NORTH 89 DEGREES 06 MINUTES 27 SECONDS WEST 26.56 FEET; 11) NORTH 00 DEGREES 53 MINUTES 33 SECONDS EAST 23.55 FEET; 12) SOUTH 89 DEGREES 06 MINUTES 27 SECONDS EAST 52.77 FEET; 13) SOUTH 00 DEGREES 53 MINUTES 33 SECONDS WEST 11.17 FEET; 14) SOUTH 89 DEGREES 06 MINUTES 27 SECONDS EAST 5.62 FEET; 15) SOUTH 44 DEGREES 06 MINUTES 27 SECONDS EAST 8.27 FEET; 16) SOUTH 00 DEGREES 53 MINUTES 33 SECONDS WEST 14.62 FEET; 17) SOUTH 89 DEGREES 06 MINUTES 27 SECONDS EAST 1.83 FEET; 18) SOUTH 00 DEGREES 53 MINUTES 33 SECONDS WEST 5.00 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 27 SECONDS EAST 8.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 843 TURNBERRY LANE, NORTHBROOK, ILLINOIS.

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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 83

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 1752.79 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 79.42 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 843 TURNBERRY LANE) 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) NORTH 89 DEGREES 06 MINUTES 27 SECONDS WEST 8.00 FEET; 2) NORTH 00 DEGREES 53 MINUTES 33 SECONDS EAST 5.00 FEET; 3) NORTH 89 DEGREES 06 MINUTES 27 SECONDS WEST 1.83 FEET; 4) NORTH 00 DEGREES 53 MINUTES 33 SECONDS EAST 14.62 FEET; 5) NORTH 44 DEGREES 06 MINUTES 27 SECONDS WEST 8.27 FEET; 6) NORTH 89 DEGREES 06 MINUTES 27 SECONDS WEST 5.62 FEET; 7) NORTH 00 DEGREES 53 MINUTES 33 SECONDS EAST 11.17 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 27 SECONDS EAST 21.33 FEET; THENCE SOUTH 00 DEGREES 53 MINUTES 33 SECONDS WEST 36.67 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

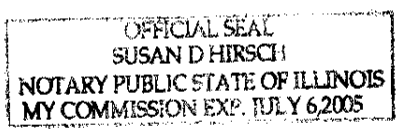
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STATEMENT BY GRANTOR AND GRANTEE

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 12/11, 03 Signature: *Marc Berger*
Grantor or Agent

SUBSCRIBED and sworn to before me by the said *Marc Berger* this 11th day of December, 2003.

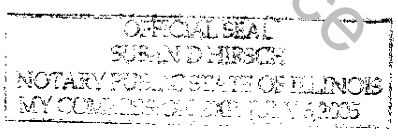


Notary Public *Susan D. Hirsch*

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 12/11, 03 Signature: *Marc Berger*
Grantee or Agent

SUBSCRIBED and sworn to before me by the said *Marc Berger* this 11th day of December, 2003.



Notary Public *Susan D. Hirsch*

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)