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0412418092

10/2

TRUSTEE'S DEED
ILLINOIS

Doc#: 0412418092
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/03/2004 02:52 PM Pg: 1 of 4

THIS INDENTURE, made this 21st day of April, 2004, between LETA LAY, as trustee under the LETA LAY REVOCABLE TRUST dated the 2nd day of January, 2000, grantor, and LETA LAY, 2292 Royal Ridge, Northbrook, Illinois 60062-6076, grantee, WITNESSETH, that grantor, in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, does hereby convey and quitclaim unto the grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:


SEE LEGAL DESCRIPTION ATTACHED HERETO

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining. Subject to real estate taxes for 2003 and subsequent years and to conditions and restrictions of record.

Address of Property: 2292 Royal Ridge, Northbrook, Illinois 60062-6076
Property Index Number: 04-14-301-004 and 04-14-301-005

IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, has hereunto set her hand and seal the day and year first above written.

MAIL TO:
LAKESHORE TITLE AGENCY
1301 E. HIGGINS RD
ELK GROVE VILLAGE, IL 60007
04031411

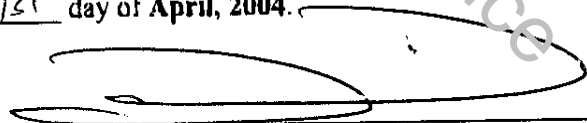
 (SEAL)
LETA LAY, as trustee as aforesaid

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 LETA LAY, 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.

Given under my hand and official seal, this 21st day of April, 2004.




Notary Public

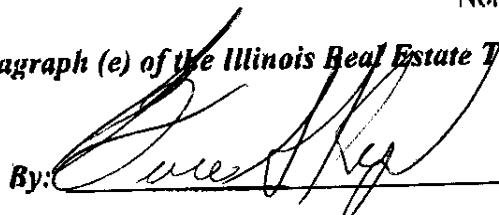
This instrument was prepared by: Martin Cohn, 116 South Michigan, Chicago, IL 60603-6094 (312) 372-3458

MAIL TO: Martin Cohn, Esq.
116 South Michigan Avenue
Chicago, Illinois 60603-6094-16-9

ADDRESS OF PROPERTY: 2292 ROYAL RIDGE, NORTHBROOK, IL.
SEND SUBSEQUENT TAX BILLS TO: LETA LAY
2292 Royal Ridge
Northbrook, IL. 60062

Exempt under provisions of Section 4, Paragraph (e) of the Illinois Real Estate Transfer Tax Act.

Dated: 4-21-04

By: , agent

4 Pages

UNOFFICIAL COPY**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.
PINS: 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 140

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 91.23 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 461.84 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2288 AND 2292 ROYAL RIDGE DRIVE); FOR A PLACE OF BEGINNING;

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THENCE ALONG A LINE FOLLOWING THE NEXT NINE (9) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 60 DEGREES 15 MINUTES 05 SECONDS WEST, 23.33 FEET; 2) NORTH 29 DEGREES 44 MINUTES 55 SECONDS WEST, 21.33 FEET; 3) SOUTH 60 DEGREES 15 MINUTES 05 SECONDS WEST, 8.17 FEET; 4) NORTH 29 DEGREES 44 MINUTES 55 SECONDS WEST, 36.92 FEET; 5) NORTH 60 DEGREES 15 MINUTES 05 SECONDS EAST, 12.21 FEET; 6) NORTH 29 DEGREES 44 MINUTES 55 SECONDS WEST, 5.75 FEET; 7) NORTH 60 DEGREES 15 MINUTES 05 SECONDS EAST, 15.29 FEET; 8) NORTH 29 DEGREES 44 MINUTES 55 SECONDS WEST, 2.00 FEET; 9) NORTH 60 DEGREES 15 MINUTES 05 SECONDS EAST, 4.00 FEET; THENCE SOUTH 29 DEGREES 44 MINUTES 55 SECONDS EAST ALONG THE CENTER LINE OF A PARTY WALL FOR SAID RESIDENCE 66.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 1780 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2292 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.

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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 4-29, 2004

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Handwritten Name] this 29 day of April, 2004
Notary Public [Handwritten Signature]



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 4-29, 2004

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Handwritten Name] this 29 day of April, 2004
Notary Public [Handwritten Signature]



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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)