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Doc#: 0520649032

Eugene "Gene" Moore Fee: \$32.00 Cook County Recorder of Deeds

Date: 07/25/2005 02:51 PM Pg: 1 of 5

This instrument prepared by: Gene Galperin

555 Skokie Blvd, Suite 500, Northbrook, Illinois 60062.

AFTER RECORDING THIS
INSTRUMENT SHOULD BE SENT TO:
Julie Park, 893 Enlield Dr
Northbrook, 1660062

(Space for Recorder's Use Only)

Property Address: 893 Enfield, Building 15, Unit G-7, Northbrook, Illinois 60062

Permanent Index Number: 04-14-302-001 and 04-23-107-001

PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND SPECIAL WARRANTY DEED

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND SPECIAL WARRANTY DEED (this Assignment") is made as of by and between Rudy Zaslavsky and Nusya Zaslavsky hwsband and wife whose address is 376 Millsord, Deer field Illinois 600/5 ("Assignor/Grantor"), and JULIE S. PARK whose address is 893 Ent.eld, Building 15, Unit G7, Northbrook, Illinois 60062 ("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, JULIE S. PARK

That certain Condominium Building 15, Unit No. G-7, situated in the County of Cook, State of Illinois, known and described on Exhibit A attached hereto and neede a part hereof (the "Unit"), together with:

- SUCCESS TITLE SERVICES 419 E. EUCLID AVE. SUITE A MT. PROSPECT, IL 60056
- (i) its undivided interest in and to all Common Elements, including an undivided interest in and to the Leasehold Estate created under that certain Circund 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, L.L.C., 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

(collectively, the "Property"), TO HAVE AND TO HOLD the Unit, with such appurtenances, unto Assignee/Grantee.

Assignor/Grantor, for itself and its successors, does covenant, promise and agree to and with Assignee/Grantee and their successors, that it 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.

The first deed of each individual unit should contain the following language:

"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, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, coverants, conditions, restrictions and reservations contained in said Declaration the same as mough the provisions of said Declaration were recited and stipulated at length herein".

Assignee/Grantee, by acceptance and execution of this Assignment, hereby expressly agree 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 other amounts 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 Unit being conveyed and assigned by this Agreement to Assignee/Grantee, and with respect to the Common Elements in common with all of the other Unit Owners). The terms "Lessor", "Lessee", "Ground Rent", and "Unit Owners" as used in this paragraph shall have the respective meanings ascribed to such terms in the Ground Lease. Assignee/Grantee further agrees that the interests conveyed and assigned by this Assignment 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.

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IN WITNESS WHEREOF, Assignor/ Grantor has Caused this Assignment to be executed as of date and year first above written.

ASSIGNOR /GRANTOR:

BY: 1 3 aslandy NAME NusyA ZASIAVSKY

STATE OF ILLINOIS }

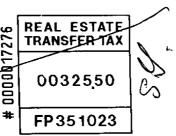
COUNTY OF LAKE

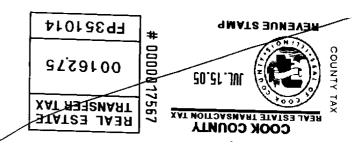
Stopper of Cook I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RUDOLF ZASLAVSKY AND NUSYA ZASLAVSKY, HUSBAND AND WIFE personally known to me to be the same person whose names are subscribed to the foregoing are arrament, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this said it is ument as 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 29 day of JUNE, 2005

OFFICIAL SEAL YVONNE WILLIAMS NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES 7/21/2005







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ACCEPTANCE AND ASSUMPTION BY ASSIGNEE/GRANTEE

The undersigned, Assignee/Grantee, hereby accepts the conveyance of the Unit from Assignor/Grantor and join in the execution of this Assignment 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 Assignment and to agree to the other terms and provisions of this Agreement.

Send Subsequent lex bill to:

JULIE S. PARK 893 ENFIELD DORTHBROOK, JL 60060

STATE OF ILLINOIS

}SS. }

COUNTY OF

-004 COU! I, the undersigned, a Notary Public in and for said County, in the State 2 foresaid, DO HEREBY CERTIFY that JULIE S. PARK personally known to me to be the same person whose rame is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered this 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 29 day of JUNE, 2005

OFFICIAL SEAL YVONNE WILLIAMS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 7/21/2005

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LEGAL DESCRIPTION

of premises commonly known as 893 ENFIELD, #G-7, NORTHBROOK, ILLINOIS

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1(H) OF CONDITIONS AND STIPULATIONS OF THE POLICY), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: COLE TAYLOR BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 2000 AND KNOWN AS TRUST NUMBER 99-8163, AS LESSOR, AND KZF VENTURE GROUF, L.L.C., AS LESSEE, DATED DECEMBER 27, 2000, WHICH LEASE WAS RECORDED DECEMBER 29, 2000 AS DOCUMENT 0001022135, FOR A TERM OF YEARS BEGINNING DECEMBER 27, 2000 AND ENDING DECEMBER 31, 2150, WHICH LEASE WAS ASSIGNED BY KZF VENTURE GROUP, L.L.C., AN LUNOIS LIMITED LIABILITY COMPANY, ASSIGNEE, TO RUDY ZASLAVSKY AND NUSYA ZASLAVSKY, BY PAPTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND SPECIAL WARRANTY DEED RECORDED AS DOCUMENT 0021256268, WHICH LEASE DEMISES THE LAND DESCRIBED BELOW (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND);

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND DESCRIBED HEREIN;

THE LAND

UNIT NUMBER 15-G7 IN THE NORTHBROOK GREENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARTS 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 TECHNY 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 ELEMENTS IN COOK

SUBJECT TO:

covenants, conditions and restrictions of record; public and utility easements; and subject only to real estate for 2004 and subsequent years.