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This instrument was prepared by:

Edward M. Grabill
Attorney at Law
707 Skokie Boulevard
Northbrook, Illinois 60062

and after recording should be mailed to:

Dorsey Wilson Means
2130 Royal Ridge Dr.
Northbrook, IL 60062



Doc#: 0532508148 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/21/2005 02:03 PM Pg: 1 of 6

(THE ABOVE SPACE RESERVED FOR RECORDING DATA)

PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND WARRANTY DEED

The Partial Assignment and Assumption of Ground Lease and Warranty Deed (this "Agreement") is made as of October 27, 2005, by and between DORSEY WILSON MEANS, f/n/a DORSEY S. WILSON, married to Sherman Means of Northbrook, Illinois ("Assignor/Grantor"), and SHERMAN MEANS and DORSEY WILSON MEANS, husband and wife of 2130 Royal Ridge, Northbrook, Illinois ("Assignees/Grantees").

Assignor/Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid by Assignees/Grantees, the receipt of which is hereby acknowledged, WARRANTS AND CONVEYS, AND ASSIGNS unto Assignees/Grantees, as husband and wife, not as joint tenants or tenants in common, but as *tenants by the entirety*, the Property, situated in the County of Cook and State of Illinois known and described on Exhibit "A" attached hereto and made a part hereof (collectively, the "Property").

Together with the exclusive right to use and enjoy the Limited Common Area appurtenant to the Building Site and legally described on Exhibit "B" attached hereto and by this reference made a part hereof (the "Limited Common Area"), in accordance with the provisions of the Declaration (but excluding fee simple title to the land). Together with all and singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, 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 Property, with the hereditaments and appurtenances (but excluding fee simple title to the land):

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD, the Property, with the appurtenances, as husband and wife, not as joint tenants or tenants in common, but as *tenants by the entirety forever*.

The conveyance and assignment of the Property is not (and shall not be deemed to be) a conveyance of the fee simple title to the land.

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND WARRANTY DEED IS SUBJECT TO: general real estate taxes for 2005 and subsequent years; the Ground Lease, including all amendments and exhibits; the Declaration, including all amendments and exhibits; covenants, conditions, restrictions, easements, declarations and agreements of record including, without limitation, those set forth on the Plat and any planned unit development plat of Royal Ridge Subdivision; taxes or assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof of any special tax or assessment for improvements heretofore completed; building lines and building and liquor restrictions of

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Lawyers Unit#05694 Case# 05-00353 (1 of 5) JD

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record; zoning and building laws and ordinances; private, public and utility easements; public roads and highways; installments due after the date of closing of assessments established pursuant to the Declaration; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; acts done or suffered by or through the Grantees.

Assignees/Grantees, by its acceptance and execution of this Agreement, hereby expressly agrees to assume (on a non-recourse basis) all rights and obligations of the Lessee pursuant to the terms of the Ground Lease, with respect to the Property being conveyed and assigned by this Agreement to Assignee/Grantee (including the obligation to pay in accordance with Section 3.1 (e) of the Ground Lease, 1/151 of the Ground Rent 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 Property being conveyed and assigned by this Agreement to Assignee/Grantee and with respect to the Common Area with all of the other Unit Owners). The terms "Lessee", "Ground Rent", "Common Area" and "Unit Owners" used in this paragraph shall have the meanings set forth in the Ground Lease. Assignee/Grantee further agrees that the interests conveyed and assigned by this Agreement 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.

IN WITNESS WHEREOF, Assignor/Grantor has caused this Agreement to be executed and delivered as of the day and year first above written.

PIN #: 04-14-301-065

PROPERTY ADDRESS: 2130 Royal Ridge Drive, Northbrook, Illinois 60062

Dorsey Wilson Means (SEAL)
Dorsey Wilson Means
Sherman Means (SEAL)
Sherman Means

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Michael Grabill, a Notary Public in Cook County, Illinois, certify that Dorsey S. Wilson Means, f/n/a Dorsey S. Wilson, married to Sherman Means, whom I know to be the same persons whose name are signed to this instrument, personally appeared before me on this day and acknowledged that she freely and voluntarily signed, sealed and delivered this instrument, for the uses and purposes stated therein, including the release and waiver of their homestead rights.

Given under my hand and official seal, on OCT. 27, 2005.

Michael R. Grabill
NOTARY PUBLIC

SEND SUBSEQUENT TAX BILLS TO:

Dorsey Wilson Means and Sherman Means
2130 Royal Ridge Drive
Northbrook, IL 60062

COUNTY - ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIOS OF PARAGRAPH
E SECTION 4, REAL ESTATE TRANSFER ACT
DATE: 10/25, 2005

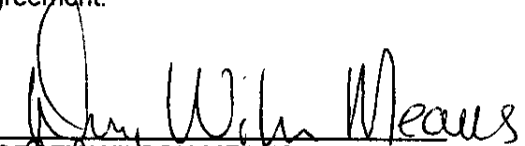
Michael R. Grabill
Buyer, Seller, or Representative

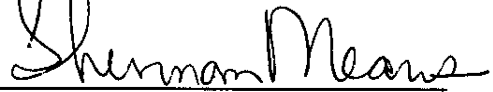


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ACCEPTANCE AND ASSUMPTION BY ASSIGNEE/GRANTEE

The undersigned, Assignees/Grantees, hereby accept the assignment of the Property from Assignor/Grantor and join in the execution of this Agreement 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 Agreement and to agree to the other terms and provisions of this Agreement.


DORSEY WILSON MEANS


SHERMAN MEANS

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Michael Grabill, a Notary Public in Cook County, Illinois, certify that **DORSEY WILSON MEANS and SHERMAN MEANS, wife and husband**, whom I know to be the same person whose names are signed to this instrument, personally appeared before me on this day and acknowledged that they freely and voluntarily signed, sealed and delivered this instrument, for the uses and purposes stated therein.

Given under my hand and official seal, on Oct 27, 2005.


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Property Address: 2130 ROYAL RIDGE
NORTHBROOK, IL 60062

PIN #: 04-14-301-065

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.

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

BUILDING SITE 58

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 1010.85 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 768.67 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2130 AND 2136 ROYAL RIDGE DRIVE); THENCE ALONG A LINE FOLLOWING THE NEXT SEVEN (7) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 57 DEGREES 38 MINUTES
(Continued)

CASE NUMBER 05-00383

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04 SECONDS WEST 21.33 FEET; 2) SOUTH 32 DEGREES 21 MINUTES 56 SECONDS EAST 8.17 FEET; 3) SOUTH 57 DEGREES 38 MINUTES 04 SECONDS WEST 36.92 FEET; 4) NORTH 32 DEGREES 21 MINUTES 56 SECONDS WEST 12.21 FEET; 5) SOUTH 57 DEGREES 38 MINUTES 04 SECONDS WEST 5.75 FEET 6) NORTH 32 DEGREES 21 MINUTES 56 SECONDS WEST 15.29 FEET 7) SOUTH 57 DEGREES 38 MINUTES 04 SECONDS WEST 2.00 FEET; THENCE NORTH 32 DEGREES 21 MINUTES 56 SECONDS WEST 4.00 FEET FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT EIGHT (8) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 32 DEGREES 21 MINUTES 56 SECONDS WEST 4.00 FEET; 2) NORTH 57 DEGREES 38 MINUTES 04 SECONDS EAST 2.00 FEET; 3) NORTH 32 DEGREES 21 MINUTES 56 SECONDS WEST 15.29 FEET; 4) NORTH 57 DEGREES 38 MINUTES 04 SECONDS EAST 5.75 FEET; 5) NORTH 32 DEGREES 21 MINUTES 56 SECONDS WEST 12.21 FEET; 6) NORTH 57 DEGREES 38 MINUTES 04 SECONDS EAST 36.92 FEET; 7) SOUTH 32 DEGREES 21 MINUTES 56 SECONDS EAST 8.17 FEET; 8) NORTH 57 DEGREES 38 MINUTES 04 SECONDS EAST 19.33 FEET; THENCE SOUTH 32 DEGREES 21 MINUTES 56 SECONDS EAST 23.33 FEET; WEST ALONG THE CENTER LINE OF A PARTY WALL FOR SAID RESIDENCE 64.00 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2130 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.

LIMITED COMMON AREA FOR BUILDING SITE 58

THAT PART OF LOT I 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 1010.85 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 768.67 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2130 AND 2136 ROYAL RIDGE DRIVE); THENCE ALONG A LINE FOLLOWING THE NEXT NINE (9) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 57 DEGREES 38 MINUTES 04 SECONDS WEST 21.33 FEET; 2) SOUTH 32 DEGREES 21 MINUTES 56 SECONDS EAST 8.17 FEET; 3) SOUTH 57 DEGREES 38 MINUTES 04 SECONDS

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WEST 36.12 FEET; 4) NORTH 32 DEGREES 21 MINUTES 56 SECONDS WEST 12.21 FEET; 5) SOUTH 57 DEGREES 38 MINUTES 04 SECONDS WEST 5.75 FEET; 6) NORTH 32 DEGREES 21 MINUTES 56 SECONDS WEST 15.29 FEET; 7) SOUTH 57 DEGREES 38 MINUTES 04 SECONDS WEST 2.00 FEET; 8) NORTH 32 SECONDS 21 MINUTES 56 SECONDS WEST 8.00 FEET; 9) NORTH 57 DEGREES 38 MINUTES 04 SECONDS EAST 2.00 FEET; THENCE NORTH 32 DEGREES 21 MINUTES 56 SECONDS WEST ALONG THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE 9.50 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 57 DEGREES 38 MINUTES 04 SECONDS WEST 9.00 FEET; THENCE NORTH 32 DEGREES 21 MINUTES 56 SECONDS WEST 18.00 FEET; THENCE NORTH 57 DEGREES 38 MINUTES 04 SECONDS EAST 14.75 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT TWO (2) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 32 DEGREES 21 MINUTES 56 SECONDS EAST 12.21 FEET; 2) SOUTH 57 DEGREES 38 MINUTES 04 SECONDS WEST 5.75 FEET; THENCE SOUTH 32 DEGREES 21 MINUTES 56 SECONDS EAST 5.79 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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