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PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND QUIT CLAIM DEED



Doc#: 0607556113 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/16/2006 01:43 PM Pg: 1 of 9

AFTER RECORDING, MAIL
TO TAXPAYER:

Jacqueline Sue Futterman, as Trustee,
under Jacqueline Sue Futterman Living
Trust dated February 8, 2006, and
Arvin Gerald Futterman, as Trustee,
under Arvin Gerald Futterman Living
Trust dated February 8, 2006
2020 Claridge Court
Northbrook, Illinois 60062

RECORDER'S STAMP

This Partial Assignment and Assumption of Ground Lease and Quitclaim Deed (this "Agreement") is made as of this 16TH day of MARCH, 2006, by and between Arvin G. Futterman and Jacqueline Futterman, his wife, whose address is 2020 Claridge Court, Northbrook, Illinois 60062 (collectively, "Assignors/Grantors"), and Jacqueline Sue Futterman, not individually but solely as Trustee, under the Jacqueline Sue Futterman Living Trust dated February 8, 2006 (the "JSF Trust") and Arvin Gerald Futterman, not individually but solely as Trustee, under the Arvin Gerald Futterman Living Trust dated February 8, 2006 (the "AGF Trust"), whose address collectively, is 2020 Claridge Court, Northbrook, Illinois 60062 (Jacqueline Sue Futterman, Trustee, and Arvin Gerald Futterman, Trustee, collectively, the "Assignees/Grantees", and individually sometimes referred to as "Trustee" under their respective Trusts).

Assignors/Grantors, for and in consideration of the sum of One and No/100ths Dollars (\$1.00) and other good and valuable consideration in hand paid by Assignees/Grantees, the receipt and sufficiency of which is hereby acknowledged, CONVEY AND QUITCLAIM to Jacqueline Sue Futterman, as Trustee under the JSF Trust, an undivided Three Quarter (3/4) interest, and to Arvin Gerald Futterman, as Trustee under the AGF Trust, an undivided One Quarter (1/4) interest, in and to the following described real estate 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. 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 Assignors/Grantors, either in law or

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equity of, in and to the Property, with the hereditaments and appurtenances (but excluding fee simple title to the land):

TO HAVE AND TO HOLD, the Property, with the appurtenances, unto the Assignees/Grantees.

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.

Assignees/Grantees, by their acceptance and execution of this Agreement, hereby expressly agree to assume, not individually but solely as Trustee under each of the JSF Trust and the AGF Trust and 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 the Assignees/Grantees (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 the Assignees/Grantees and with respect to the Common Area in common 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. Assignees/Grantees further agree, not individually but solely as Trustee under each of the JSF Trust and AGF Trust, 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.

Permanent Index Number: 04-14-301-033-0000

Property Address: 2020 Claridge Court, Northbrook, Illinois 60062

IN WITNESS WHEREOF, Assignors/Grantors have caused this Agreement to be executed and delivered as of the day and year first above written.

Assignors/Grantors:

Arvin G. Futterman (Seal)
Arvin G. Futterman

Jacqueline Futterman (Seal)
Jacqueline Futterman

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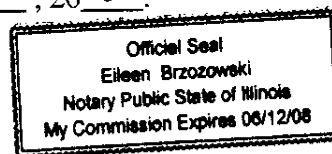
STATE OF ILLINOIS } ss.
 County of Cook }

I, the undersigned, a Notary Public in and for said County in the State aforesaid,
 CERTIFY THAT Arvin G. Futterman and Jacqueline Futterman personally known to me
 to be the same persons whose names are subscribed to the foregoing instrument, appeared
 before me this day in person, and acknowledged that they signed, sealed and delivered
 the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 16th day of March, 2006.

Eileen Brzozowski
 Eileen Brzozowski
 Notary Public

My commission expires on JUNE 12, 2008.



COOK COUNTY, ILLINOIS TRANSFER STAMP

IMPRESS SEAL HERE

NAME AND ADDRESS OF PREPARER

Arvin G. Futterman
 2020 Claridge Court
 Northbrook, Illinois 60062

EXEMPT UNDER PROVISIONS OF
 PARAGRAPH (E) SECTION 4,
 REAL ESTATE TRANSFER ACT
 DATE MARCH 16, 2006.

Arvin G. Futterman

Signature of Buyer, Seller or
 Representative

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ACCEPTANCE AND ASSUMPTION BY ASSIGNEES/GRANTEES

The undersigned, Assignees/Grantees hereby accept the assignment of the Property from Assignors/Grantors and join in the execution of this Agreement for the purpose of agreeing to assume, not individually but solely as Trustee under each of the JSF Trust and the AGF Trust and on a non-recourse basis, those rights and obligations of the Lessee pursuant to the terms of the Ground Lease with respect to the Property, conveyed and being assigned as described in this Agreement and to agree not individually but solely as Trustee under each of the JSF Trust and the AGF Trust and on a non-recourse basis, to the other terms and provisions of this Agreement.

Jacqueline Sue Futterman

Jacqueline Sue Futterman, not individually but solely as Trustee of the
Jacqueline Sue Futterman Living Trust dated
February 8, 2006

Arvin Gerald Futterman

Arvin Gerald Futterman, not individually but solely as Trustee of the
Arvin Gerald Futterman Living Trust dated
February 8, 2006

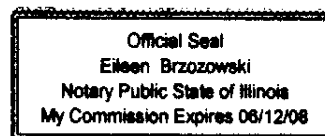
STATE OF ILLINOIS } ss.
County of Cook }

I, the undersigned, a Notary Public in and for said County and State aforesaid, CERTIFY THAT Jacqueline Sue Futterman and Arvin Gerald Futterman personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person, and acknowledged that they signed, sealed and delivered the instrument not individually but solely as Trustee under each of the JSF Trust and the AGF Trust, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 16th day of March, 2006.

Eileen Brzozowski
Eileen Brzozowski Notary Public

My commission expires on June 12, 2008.



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LEGAL DESCRIPTION

EXHIBIT "A"

PARCEL 1:

AN UNDIVIDED 1/151 INTEREST IN (1) THAT CERTAIN GROUND LEASE DATED AS OF NOVEMBER 22, 1966, 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 RKZ VENTURE GROUP, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY ("RKZ"), 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 RKZ, 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 (2) 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 NUMBERS: 04-14-301-004 and 04-14-301-005

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

BUILDING SITE 26

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 NO. 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 1458.04 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 1020.89 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2020 CLARIDGE COURT) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT SIX (6) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 56 DEGREES 06 MINUTES 37 SECONDS WEST, 55.50 FEET; 2) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 21.58 FEET; 3) NORTH 56 DEGREES 06 MINUTES 37 SECONDS EAST, 25.42 FEET; 4) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 20.17 FEET; 5) SOUTH 56 DEGREES 06 MINUTES 37 SECONDS WEST, 5.00 FEET; 6) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 7.08 FEET TO THE CENTERLINE OF A PARTY WALL; THENCE NORTH 56 DEGREES 06 MINUTES 37 SECONDS EAST ALONG THE CENTERLINE OF SAID PARTY WALL FOR 52.82 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT SEVEN (7) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE, FEET; 1) SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 17.25 FEET; 2) SOUTH 56 DEGREES 06 MINUTES 37 SECONDS WEST, 8.04 FEET; 3) SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 4.00 FEET; 4) SOUTH 56 DEGREES 06 MINUTES 37 SECONDS WEST, 2.00 FEET; 5) SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 10.92 FEET; 6) SOUTH 11 DEGREES 06 MINUTES 37 SECONDS WEST, 7.54 FEET; 7) SOUTH 56 DEGREES 06 MINUTES 37 SECONDS WEST, 2.37 FEET; THENCE SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 1.33 FEET TO THE PLACE OF BEGINNING, CONTAINING 2509 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2020 CLARIDGE COURT, NORTHBROOK, ILLINOIS 60062.

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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.

Property of Cook County Clerk's Office

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EXHIBIT "B"

LIMITED COMMON AREA FOR BUILDING SITE 26

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 NO. 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 1458.04 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 1020.89 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2020 CLARIDGE COURT) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT SIX (6) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 11.33 FEET; 2) NORTH 56 DEGREES 06 MINUTES 37 SECONDS EAST, 2.37 FEET; 3) NORTH 11 DEGREES 06 MINUTES 37 SECONDS EAST, 7.54 FEET; 4) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 10.92 FEET; 5) NORTH 56 DEGREES 06 MINUTES 37 SECONDS EAST, 2.00 FEET; 6) NORTH 33 DEGREES 53 MINUTES 23 SECONDS WEST, 4.00 FEET; THENCE NORTH 56 DEGREES 06 MINUTES 37 SECONDS EAST, 8.04 FEET; THENCE SOUTH 33 DEGREES 53 MINUTES 23 SECONDS EAST, 31.54 FEET; THENCE SOUTH 56 DEGREES 06 MINUTES 37 SECONDS WEST, 17.75 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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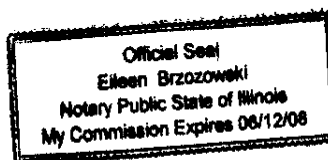
STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated MARCH 16, 2006 Signature: Arvin G. Futterman
Grantor or Agent

Subscribed and sworn to before me by the
said Arvin G. Futterman
this 16th day of March
2006

Eileen Brzozowski
Notary Public
Eileen Brzozowski

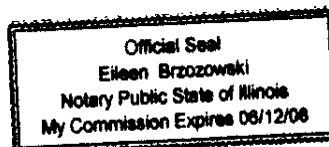


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3-16-06, _____ Signature: Jacqueline Sue Futterman
Grantee or Agent

Subscribed and sworn to before me by the
said Jacqueline Sue Futterman
this 16th day of March
2006

Eileen Brzozowski
Notary Public
Eileen Brzozowski



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.]