

# UNOFFICIAL COPY

RTC 50728 v3

THIS DOCUMENT PREPARED BY:

Jay Chie  
4001 W. Devon, Suite 310  
Chicago, IL 60646



Doc#: 0610243252 Fee: \$34.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/12/2006 02:11 PM Pg: 1 of 6

UPON RECORDATION, PLEASE

MAIL TO:

John Winand  
800 Waukegan Rd., Suite 202  
Glenview, IL 60025

Property Address: 1007 Enfield, Northbrook, Illinois 60062  
Permanent Index Number: 04-23-107-005-4081

## PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND SPECIAL WARRANTY DEED

THIS PARTIAL AGREEMENT AND ASSUMPTION OF GROUND LEASE AND SPECIAL WARRANTY DEED (this "Assignment") is made as of March 30, 2006 and between JUDY K. YOO, an unmarried woman, and YE JA YOO, married to James Yoo, whose address is 2316 Birchwood, Wilmette, Illinois 60091 ("Assignor/Grantor"), and CHRISTOPHER R. THOMAS whose address is 1007 Enfield Drive, Northbrook, Illinois 60062 ("Assignee/Grantee").

Assignors/Grantors, 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, CHRISTOPHER R. THOMAS

*11-C4 in Northbrook Greens Condominium*

That certain Condominium unit No. ~~6A~~, situated in the County of Cook, State of Illinois, known and described as Exhibit A attached hereto and made a part hereof (the "Unit") together with:

- (i) its undivided interest in and to all Common Elements, including an undivided interest in and to the Leasehold Estate created under that certain Ground 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 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

*bkg*

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- (ii) all and singular the 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 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 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, covenants, conditions, restrictions and reservations contained in said Declaration the same as though 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 "Lessors", "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, Assignors/Grantor has caused this Assignment to be executed as of the date and year first above written.

ASSIGNOR/GRANTOR:

*Judy K. Yoo*  
 \_\_\_\_\_  
 Judy K. Yoo

*Ye Ja Yoo*  
 \_\_\_\_\_  
 Ye Ja Yoo

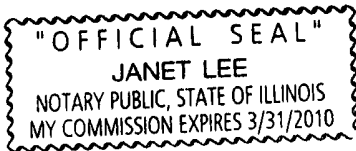
This is not a Homestead Property for James Yoo.

STATE OF ILLINOIS    )  
   ) SS.  
 COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the county in the State aforesaid, DO HEREBY CERTIFY that Judy K. Yoo, an unmarried woman, and Ye Ja Yoo, married to James Yoo, who are personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Judy K. Yoo and Ye Ja Yoo, appeared before me this day in person and acknowledged that he signed and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of Holdings, for the uses and purposes therein set forth.

Given under my hand and notary seal this 30th day of March 2006.

*Janet Lee*  
 \_\_\_\_\_  
 NOTARY PUBLIC



STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	APR.-7.06	0032500	APR.-7.06	0016250
	# 000003788	FP 103020	REVENUE STAMP	# 00001044
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 103019

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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 and described in this Assignment and to agree to other terms and provisions of this Agreement.

*Chris Thomas*  
\_\_\_\_\_  
Christopher R. Thomas

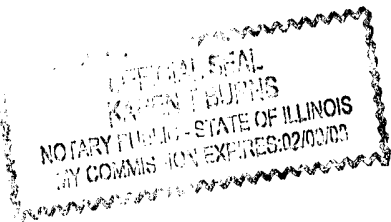
Send subsequent tax bill to:

Christopher R. Thomas  
1007 Enfield Dr.  
Northbrook, IL 60062

STATE OF ILLINOIS )  
) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County in the State aforesaid, DO HEREBY CERTIFY that Christopher R. Thomas, who is personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purpose therein set forth.

GIVEN under my hand and notarial seal this 30 day of March 2006.



*Karen T Burns*  
\_\_\_\_\_  
NOTARY PUBLIC

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## EXHIBIT A

### Legal Description

**Property Address:** 1007 ENFIELD DR.,  
NORTHBROOK IL 60062

#### Legal Description:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1(H) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY COLE TAYLOR BANK, AS TRUSTEE UNDER A TRUST AGREEMENT DATED NOVEMBER 1, 2000 AND KNOWN AS TRUST NUMBER 99-8163, A LESSOR, AND KZF VENTURE GROUP, L.L.C., 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 ILLINOIS LIMITED LIABILITY COMPANY, ASSIGNEE TO JUDY K. YOO AND YE JA YOO BY PARTIAL ASSIGNMENT AND ASSUMPTION GROUND LEASE AND SPECIAL WARRANTY DEED RECORDED AUGUST 27, 2002 AS DOCUMENT 0020938520, AND ASSIGNED BY JUDY K. YOO AND YE JA YOO TO CHRISTOPHER R. THOMAS BY PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND QUIT CLAIM DEED RECORDED \_\_\_\_\_ AS DOCUMENT \_\_\_\_\_ WHICH LEASE DEMISES THE LAND BELOW (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND DESCRIBED THEREIN:

THE LAND

UNIT 11-C4 IN NORTHBROOK GREENS CONDOMINIUM AS DELINEATED AND DEFINED ON THE FOLLOWING PARCEL OF REAL ESTATE:

PART 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 NO. 01007540, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 28, 2001 AS DOCUMENT NUMBER 0011237707, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**Permanent Index No.:** 04-23-107-005-4081,

Subject to:

- a) general real estate taxes not yet due and payable;
- b) the Ground Lease, the Declaration and the Articles of Incorporation and By-Laws of the Association, including all amendments and exhibits;

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- c) applicable zoning and building laws and ordinances and other ordinances of record;
- d) encroachments, if any;
- e) acts done or suffered by Assignee/Grantee or anyone claiming by, through or under Assignee/Grantee;
- f) utility easements, if any, whether recorded or unrecorded;
- g) covenants, conditions, restrictions, easements, declarations and agreements of record including, without limitation, those set forth on the Plat and any subdivision and development agreement with the Village of Northbrook;
- h) leases and licenses effecting the Common Elements;
- i) the Illinois Condominium Property Act;
- j) special taxes and assessments for improvement not yet completed; and liens and other matters of title over which the title company is willing to insure.

Property of Cook County Clerk's Office