

UNOFFICIAL COPY

AFTER RECORDING MAIL TO:

Ellen Falkof
2205 Greenwood Avenue
Wilmette, IL 60091

Grantors Address
MAIL TAX BILLS TO:

Suzanne E. Jones
2160 Royal Ridge Road
Northbrook, IL 60062



Doc#: 0615202166 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/01/2006 09:18 AM Pg: 1 of 3

RECORDER'S STAMP

PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND WARRANTY DEED

THE ASSIGNORS/GRANTORS, ANDREW P. PIRARO and MARIANNE PIRARO, husband and wife (hereinafter "Grantors"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, REMISE RELEASE, ALIEN, CONVEY AND ASSIGN to SUZANNE E. JONES, a widow, an undivided Fifty Per Cent (50%) interest, and Suzanne E. Jones, as Trustee of the Robert D. Jones Trust dated June 6, 1990, an undivided Fifty Per Cent (50%) interest, of Winnetka, Illinois, all right, title and interest in and to the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof

PIN(s): 04-14-301-082-0000

FIRST AMERICAN TITLE 15970002

Address: 2160 Royal Ridge Road, Northbrook, Illinois 60062

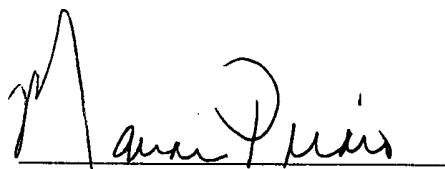
Subject to: General real estate taxes not yet due and payable; building lines; covenants, conditions and restrictions of record; private, public and utility easements or record, Declaration of Covenants, Conditions, Restrictions, Easements and Rights for the Royal Ridge Subdivision.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 15th day of May, 2006



ANDREW J. PIRARO (SEAL)



MARIANNE PIRARO (SEAL)

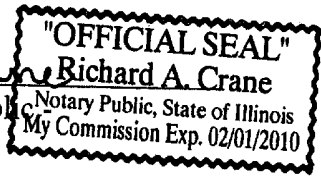
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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

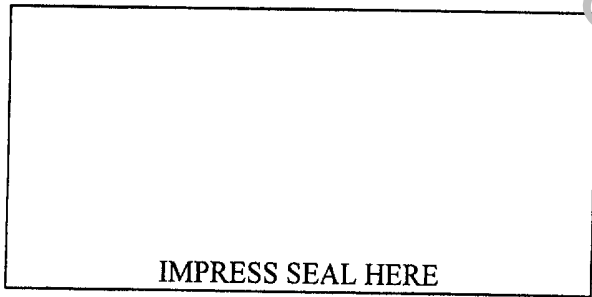
I, the undersigned, a Notary Public in and for said County in the state aforesaid, DO HEREBY CERTIFY that ANDREW P. PIRARO and MARIANNE PIRARO, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal this 15th day of May, 2006


Richard A. Crane
 - Notary Public



My commission expires on 2/1, 2010




COUNTY - ILLINOIS TRANSFER STAMPS

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS MAY 25 06	REAL ESTATE TRANSFER TAX
	# 0000027306	00700.00
	# 0000027306	FP 103027

NAME AND ADDRESS OF PREPARER:

Richard A. Crane
 707 Skokie Boulevard, Suite 600
 Northbrook, Illinois 60062

COUNTY TAX  REAL ESTATE TRANSFER TAX REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX MAY 25 06	REAL ESTATE TRANSFER TAX
	# 0000027506	00350.00
	# 0000027506	FP 103028

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EXHIBIT A LEGAL DESCRIPTION

The premises commonly known as 2160 Royal Ridge Road, Northbrook, Illinois, and legally described as follows:

Parcel 1:

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 a 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.

Each with respect solely to the building site identified and legally described as

follows: Building Site 75

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 769.54 feet; thence North 88 degrees 55 minutes 06 seconds West 634.43 feet to the exterior corner of a concrete foundation for a duplex residence (known as 2160 Royal Ridge Drive); thence South 37 degrees 50 minutes 56 seconds East 23.34 feet to the centerline of the party wall of said residence; thence South 52 degrees 09 minutes 04 seconds along the centerline of the party wall for 64.00 feet; thence along a line following the next Seven (7) courses and distances coincident with the exterior foundation wall of said residence; 1) North 37 degrees 50 minutes 56 seconds West 4.00 feet; 2) North 52 degrees 09 minutes 04 seconds East 2.00 feet; 3) North 37 degrees 50 minutes 56 seconds West 15.29 feet; 4) North 52 degrees 09 minutes 04 seconds East 5.75 feet; 5) North 37 degrees 50 minutes 56 seconds West 12.21 feet; 6) North 52 degrees 09 minutes 04 seconds East 36.92 feet; 7) South 37 degrees 50 minutes 56 seconds East 8.17 feet; thence North 52 degrees 09 minutes 04 seconds West 19.33 feet to the place of beginning, in Cook County, Illinois (the "Building Site") Building Site.

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.