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Prepared by and After
Recording Return to:

William M. Long, Esq.
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**PARTIAL ASSIGNMENT
AND QUITCLAIM DEED
Individual to Trust**



Doc#: 0615234066 Fee: \$40.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/01/2006 11:21 AM Pg: 1 of 9

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**PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE
AND QUITCLAIM DEED**

This Partial Assignment and Assumption of Ground Lease and Quitclaim Deed (this "*Agreement*") is made as of the 23rd day of May, 2006, by and between **James E. Chavoen** and **Maureen J. Chavoen**, husband and wife, whose address is 813 Gleneagle Lane, Northbrook, Illinois 60062 ("*Assignor/Grantor*") and **Maureen Joyce Chavoen**, as Trustee of the Trust Agreement establishing the **Maureen Joyce Chavoen Revocable Trust dated April 19, 2006**, whose address is 813 Gleneagle Lane, Northbrook, Illinois 60062 ("*Assignee/Grantee*").

Assignor/Grantor, for and in consideration of the sum of Ten and No/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 REMISE, RELEASE, CONVEY, QUITCLAIM, AND ASSIGN, unto Assignee/Grantee, the following described property, situated in the County of Cook and State of Illinois, known and described as follows (collectively, the "Property").

SEE EXHIBITS "A" "B" AND "C" ATTACHED HERETO AND MADE A PART HEREOF.

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 said premises subject to general real estate taxes for the year 2005 and subsequent years and conditions, covenants and restrictions of record.

This Deed is exempt under the provisions of Paragraph 4 (e), 35 ILCS 200/31-45 Real Estate Transfer Tax Law

Date: May 23, 2006

Representative

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Together with the exclusive right to use and enjoy the Limited Common Area appurtenant to the Building Site and legally described on **Exhibit C** attached hereto and by this reference made a part hereof (the "**Limited Common Area**"), in accordance with the provisions of the Declaration (as defined below). 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).

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.

Assignee/Grantee, by its acceptance and execution of this Agreement, hereby expressly agrees to assume (on a non-recourse basis) all rights and obligations of the Assignor/Grantor (as "**Successor 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 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 in common with all of the other Unit Owners). The terms "Ground Rent" "Common Area" and "Unit Owners" used in this paragraph shall have the meaning 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.

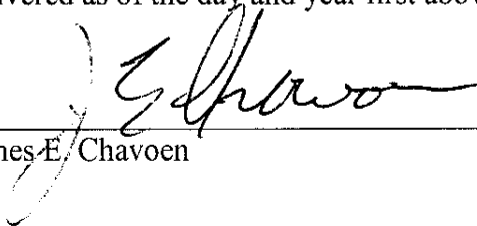
Prepared By:
William M. Long, Esq.
McGuireWoods LLP
77 West Wacker Drive
Suite 4400
Chicago, Illinois 60601

Send Subsequent Tax Bills To:
Maureen Joyce Chavoien
813 Gleneagle Lane
Northbrook, Illinois 60062


[Signature Page Follows]

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In Witness Whereof, Assignor/Grantor has caused this Agreement to be executed and delivered as of the day and year first above written.



James E. Chavoen

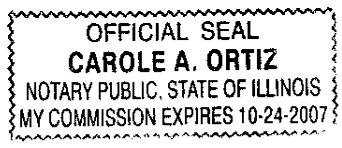


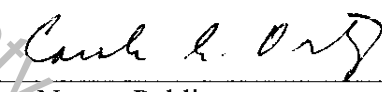
Maureen J. Chavoen

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 **James E. Chavoen** and **Maureen J. Chavoen**, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 23rd day of May, 2006.





Notary Public

My Commission Expires:
 10-24-2007

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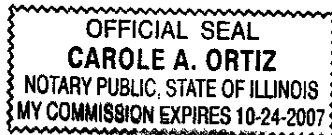
In Witness Whereof, Assignee/Grantee has caused this Agreement to be executed and delivered as of the day and year first above written.

Maureen Joyce Chavoen
Maureen Joyce Chavoen, as Trustee of the
Maureen Joyce Revocable Trust dated
4/19/06

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 **Maureen Joyce Chavoen**, as Trustee of the Trust Agreement establishing the Maureen Joyce Chavoen Revocable Trust dated April 19, 2006, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, in her capacity as Trustee aforesaid, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of May, 2006.



Carole A. Ortiz
Notary Public

My Commission Expires:

10-24-2007

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Exhibit "A"

Legal Description of the Property

Property Address: 813 Gleneagle Lane, Northbrook, Illinois 60062

Permanent Index No.: 04-14-100-023 and 04-14-100-024 (underlying land)

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**", and RKZ Venture Group, L.L.C., an Illinois limited liability company, 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 Lessee, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on February 28, 1997 as Document No. 9714059, 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 legally described on **Exhibit B** attached hereto and by this reference made a part hereof (the "**Premises**"); each with respect solely to the Building Site identified and legally described on **Exhibit C** attached hereto and by this reference made a part hereof (the "**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 on **Exhibit C** (including any portion of such building and improvements which is located on the 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) with the common street address shown on **Exhibit B** and **Exhibit C**; subject to the terms and provisions of the Ground Lease.

PARCEL III:

As rights and easements appurtenant to Parcels I and II, the rights and easements for the benefit of such Parcels set forth in the Declaration, and Lessee reserves to itself, its successors and assigns, the rights and easements et forth in the Declaration for the remaining property described in the Declaration

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Exhibit "B"

Legal Description of the Premises

Property Address: 813 Gleneagle Lane, Northbrook, Illinois 60062

Permanent Index No.: 04-14-100-023 and 04-14-100-024 (underlying land)

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 RECORDED OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97818381.

COMMONLY KNOW AS TECHNY PARCEL E-1 LOCATED ON THE EAST SIDE OF WAUKEGAN ROAD, SOUTH OF TECHNY ROAD, IN NORTHBROOK, ILLINOIS.

Property of Cook County Clerk's Office

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Exhibit "C"

Identification of and Legal Description of the Building Site and of Limited Common Area Appurtenant to the Building Site

Identification of the Building Site

Building Site Number 105

Legal Description of the Building Site

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, 1998 AS DOCUMENT NUMBER 97-818381 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 1153.59 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 39.33 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 813 GLENEAGLE LANE) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT EIGHTEEN (18) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 43 DEGREES 21 MINUTES 53 SECONDS WEST 20.00 FEET; 2) NORTH 46 DEGREES 38 MINUTES 07 SECONDS WEST 8.00 FEET; 3) SOUTH 43 DEGREES 21 MINUTES 53 SECONDS WEST 5.00 FEET; 4) NORTH 46 DEGREES 38 MINUTES 07 SECONDS WEST 183 FEET; 5) SOUTH 43 DEGREES 21 MINUTES 53 SECONDS WEST 14.62 FEET; 6) SOUTH 88 DEGREES 21 MINUTES 53 SECONDS WEST 8.27 FEET; 7) NORTH 46 DEGREES 38 MINUTES 07 SECONDS WEST 5.62 FEET; 8) SOUTH 43 DEGREES 21 MINUTES 53 SECONDS WEST 11.17 FEET; 9) NORTH 46 DEGREES 38 MINUTES 07 SECONDS WEST 48.77 FEET; 10) NORTH 43 DEGREES 21 MINUTES 53 SECONDS EAST 23.55 FEET; 11) SOUTH 46 DEGREES 38 MINUTES 07 SECONDS EAST 22.56 FEET; 12) NORTH 43 DEGREES 21 MINUTES 53 SECONDS EAST 20.92 FEET; 13) NORTH 46 DEGREES 38 MINUTES 07 SECONDS WEST 2.00 FEET; 14) NORTH 43 DEGREES 21 MINUTES 53 SECONDS EAST 12.17 FEET; 15) SOUTH 46 DEGREES 38 MINUTES 07 SECONDS EAST 10.66 FEET; 16) NORTH 43 DEGREES 21 MINUTES 53 SECONDS EAST 2.67 FEET; 17) SOUTH 46 DEGREES 38 MINUTES 07 SECONDS EAST 15.83 FEET; 18) SOUTH 43 DEGREES 21 MINUTES 53 SECONDS WEST 2.67 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 07 SECONDS EAST 23.02 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as 813 Gleneagle Lane, Northbrook, Illinois 60062
PINs: Part of 04-14-100-023 and 04-14-100-024

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Legal Description of the Limited Common Area Appurtenant to the Building Site

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, 1998 AS DOCUMENT NUMBER 9781381, 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 1153.59 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 39.33 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 813 GLENEAGLE LANE); THENCE SOUTH 43 DEGREES 21 MINUTES 53 SECONDS WEST ALONG THE EXTERIOR FACE OF THE FOUNDATION WALL OF SAID RESIDENCE 20.00 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 43 DEGREES 21 MINUTES 53 SECONDS WEST 36.64 FEET; THENCE NORTH 46 DEGREES 38 MINUTES 07 SECONDS WEST 21.30 FEET TO AN EXTERIOR CORNER OF THE CONCRETE FOUNDATION OF SAID RESIDENCE; THENCE ALONG A LINE FOLLOWING THE NEXT SIX (6) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FACE OF THE FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 43 DEGREES 21 MINUTES 53 SECONDS EAST 11.17 FEET; 2) SOUTH 46 DEGREES 38 MINUTES 07 SECONDS EAST 5.62 FEET; 3) NORTH 88 DEGREES 21 MINUTES 53 SECONDS EAST 8.27 FEET; 4) NORTH 43 DEGREES 21 MINUTES 53 SECONDS EAST 14.62 FEET; 5) SOUTH 46 DEGREES 38 MINUTES 07 SECONDS EAST 183 FEET; 6) NORTH 43 DEGREES 21 MINUTES 53 SECONDS EAST 5.00 FEET; THENCE SOUTH 46 DEGREES 38 MINUTES 07 SECONDS EAST 8.95 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 title to real estate under the laws of the State of Illinois.

Dated: May 23, 2006

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor / Agent this 23rd day of May, 2006.



Notary Public *[Handwritten Signature]*

The grantee or his/her 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, 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: May 23, 2006

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee / Agent this 23 day of May, 2006.



Notary Public *[Handwritten Signature]*

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)