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Doc#: 0631131017 Fee: \$40.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/07/2006 10:24 AM Pg: 1 of 9

PREPARED BY:

R. TODD VIEREGG
2221 Wyndance Way
Northbrook, Illinois 60062

AFTER RECORDING, RETURN TO:

R. TODD VIEREGG
2221 Wyndance Way
Northbrook, Illinois 60062

PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND SPECIAL WARRANTY DEED

This Partial Assignment and Assumption of Ground Lease and Special Warranty Deed (this "Agreement") is made as of this 12th day of October, 2006, by and between R. TODD VIEREGG and CARILANE NEWMAN VIEREGG, whose addresses are 2221 Wyndance Way, Northbrook, Illinois 60062, ("Assignor/Grantor") and ROBERT TODD VIEREGG, as Trustee of the Robert Todd Viereg Trust under the Robert Todd Viereg Trust Declaration dated October 15, 1973, and CARILANE NEWMAN VIEREGG, as Trustee of the Carilane Newman Viereg Trust under the Carilane Newman Viereg Trust Declaration dated October 19, 2000, whose addresses are 2221 Wyndance Way, 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 do REMISE, RELEASE, ALLEN AND CONVEY, AND ASSIGN, unto Assignee/Grantee, as Tenants in Common each as to an undivided one-half interest, the Property, situated in the County of Cook and State of Illinois known and described as 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

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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):

TO HAVE AND TO HOLD, the Property, with the appurtenances, unto Assignee/Grantee.

And Assignor/Grantor, for themselves and their successors, do covenant, promise and agree to and with Assignee/Grantee and their successors, that they have not done or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as recited in this Agreement; and that they WILL WARRANT AND DEFEND the Property against all persons lawfully claiming or to claim the same, by, through or under it, subject only to:

(1) general real estates not due and payable as of the date hereof; (2) the Ground Lease, including all amendments and exhibits; (3) the Declaration, including all amendments and exhibits; (4) applicable zoning and building laws and ordinances and other ordinances of record; (5) encroachments, if any; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, easements, declarations and agreements of record, including, without limitation, those set forth on the Final Subdivision Plat and Final Planned Unit Development Plat of Royal Ridge recorded with the Office of the Recorder of Deeds of Cook County, Illinois on November 3, 1997 as Document No. 97818381 provided that such provisions will not materially affect the use of the premises.

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 their acceptance and execution of this Agreement, hereby expressly agree 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 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. 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

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Property shall be deemed to be a conveyance and assignment of all interests comprising the Property.

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

ASSIGNOR/GRANTOR:

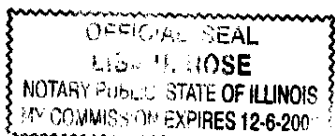
Carilane Newman Vieregg
CAROLANE NEWMAN VIEREGG

R. Todd Vieregg
R. TODD VIEREGG

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Lisa Rose, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that R. Todd Vieregg and Carilane Newmann Vieregg are 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 and delivered the instrument as their own free and voluntary acts, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 13 day of October, 2006.



Lisa H. Rose
Notary Public

My Commission expires:

12/6/2009

Send subsequent tax bills to:

Robert Todd Vieregg Trust and
Carilane Newman Vieregg Trust
2221 Wyndance Way
Northbrook, Illinois 60062

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LEGAL DESCRIPTION

EXHIBIT "A"

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.

PERMANENT INDEX NUMBER: 04-14-301-004

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

BUILDING SITE 124

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 565.87 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 35.85 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2221 WYNDANCE WAY) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT NINETEEN (19) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE;

- 1) SOUTH 1 DEGREES 16 MINUTES 58 SECONDS WEST, 20.00 FEET;
- 2) NORTH 88 DEGREES 43 MINUTES 02 SECONDS WEST, 23.02 FEET;
- 3) SOUTH 1 DEGREES 16 MINUTES 58 SECONDS WEST, 2.67 FEET;
- 4) NORTH 88 DEGREES 43 MINUTES 02 SECONDS WEST, 15.83 FEET;
- 5) NORTH 1 DEGREES 16 MINUTES 58 SECONDS EAST, 2.67 FEET;
- 6) NORTH 88 DEGREES 43 MINUTES 02 SECONDS WEST, 10.55 FEET;
- 7) NORTH 1 DEGREES 16 MINUTES 58 SECONDS EAST, 12.17 FEET;
- 8) SOUTH 88 DEGREES 43 MINUTES 02 SECONDS EAST, 2.00 FEET;
- 9) NORTH 1 DEGREES 16 MINUTES 58 SECONDS EAST, 20.92 FEET;
- 10) NORTH 88 DEGREES 43 MINUTES 02 SECONDS WEST, 26.56 FEET;
- 11) NORTH 1 DEGREES 16 MINUTES 58 SECONDS EAST, 23.55 FEET;
- 12) SOUTH 88 DEGREES 43 MINUTES 02 SECONDS EAST, 52.77 FEET;
- 13) SOUTH 1 DEGREES 16 MINUTES 58 SECONDS WEST, 11.17 FEET;
- 14) SOUTH 88 DEGREES 43 MINUTES 02 SECONDS EAST, 5.62 FEET;
- 15) SOUTH 43 DEGREES 43 MINUTES 02 SECONDS EAST, 8.27 FEET;
- 16) SOUTH 1 DEGREES 16 MINUTES 58 SECONDS WEST, 14.62 FEET;
- 17) SOUTH 88 DEGREES 43 MINUTES 02 SECONDS EAST, 1.83 FEET;
- 18) SOUTH 1 DEGREES 16 MINUTES 58 SECONDS WEST, 5.00 FEET;
- 19) SOUTH 88 DEGREES 43 MINUTES 02 SECONDS EAST, 8.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 2887 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2221 WYNDANCE WAY, 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.

Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "B"****LIMITED COMMON AREA FOR BUILDING SITE 124**

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 565.87 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 35.85 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2221 WYNDANCE WAY) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT SEVEN (7) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 88 DEGREES 43 MINUTES 02 SECONDS WEST, 8.00 FEET; 2) NORTH 01 DEGREES 16 MINUTES 58 SECONDS EAST, 5.00 FEET; 3) NORTH 88 DEGREES 43 MINUTES 02 SECONDS WEST, 1.83 FEET; 4) NORTH 01 DEGREES 16 MINUTES 58 SECONDS EAST, 14.62 FEET; 5) NORTH 43 DEGREES 43 MINUTES 02 SECONDS WEST, 8.27 FEET; 6) NORTH 88 DEGREES 43 MINUTES 02 SECONDS WEST, 5.62 FEET; 7) NORTH 01 DEGREES 16 MINUTES 58 SECONDS EAST, 11.17 FEET; THENCE SOUTH 58 DEGREES 43 MINUTES 02 SECONDS EAST, 21.30 FEET; THENCE SOUTH 01 DEGREES 16 MINUTES 58 SECONDS WEST, 36.64 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 October 13, 2006

R. Todd Vieregg Carilane Newman Vieregg

Signature: *R. Todd Vieregg Carilane Newman Vieregg* (Grantor or Agent)

Subscribed and sworn to before me by the said Grantor

this 13 day of October, 2006.

Lisa U. Rose (Notary Public)



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 October 13, 2006

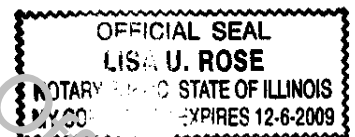
Robert Todd Vieregg, Carilane Newman Vieregg,
Trustee Trustee

Signature: *Robert Todd Vieregg Carilane Newman Vieregg* (Grantee or Agent)

Subscribed and sworn to before me by the said Grantee

this 13 day of October, 2006.

Lisa U. Rose (Notary Public)



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.]