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Doc#: 0633902169 Fee: ~~\$200~~ ^{\$34.00}
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/05/2006 02:14 PM Pg: 1 of 6

THIS DOCUMENT PREPARED By:
MICHAEL GRABILL
707 SKOKIE BLVD #420
NORTHBROOK, IL 60062

MAIL TO:

James Kottaras
180 W. Washington St. #810
Chicago, Illinois 60602

(Space for Recorder's Use Only)

Property Address: 971 Kensington, Building 8, Unit B3, Northbrook, Illinois 60062 Permanent
Index Number: 04-23-107-005-4134

PARTIAL ASSIGNMENT AND
ASSUMPTION OF GROUND LEASE
AND SPECIAL WARRANTY DEED

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND
SPECIAL WARRANTY DEED (this "Assignment") is made as of November 17, 2006, by and
between John E. Whalen and Jayne N. Whalen, as Co-Trustees of the Jayne N, Whalen Trust
Agreement dated June 2, 1997 of Northbrook, Illinois, ("Assignor/Grantor"), and PANAGIOTA
SFONDILIS, whose address is 971 Kensington, Building 8, Unit B3, Northbrook, Illinois 60062
("Assignee/Grantee").

Assignor/Grantor, 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, PANAGIOTA SFONDILIS.

That certain Condominium, Building 8, Unit No. 83, situated in the County of Cook,
State of Illinois, known and described on 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-1 B-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

Attorneys' Title Guaranty Fund, Inc
1 S Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

Handwritten signature/initials

060139800077

Handwritten mark

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in accordance with the provisions of the Declaration of Condominium Ownership and of 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

- (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 and 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 appurtenant to the above described real estate, the 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".

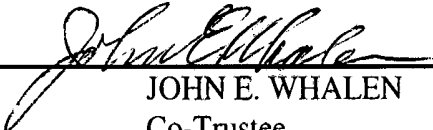
Assignee/Grantee, by acceptance and execution of this Assignment, hereby expressly agree to assume all rights and obligations of the Lessee pursuant to the terms of the Ground Lease, with respect to the Unit being conveyed and assigned by this Agreement to Assignee/Grantee (including the obligation to 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 "Lessor" "Lessee", "Ground Rent", and "Unit Owners" as

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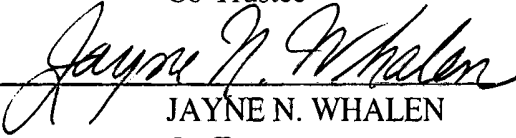
used in this paragraph shall have the respective meanings ascribed to such terms in the Ground Lease. Assignee/Grantee further agrees that the interests conveyed and assigned by this Assignment as the Property are not and shall not be separately transferable, and any attempted conveyance or assignment 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.

IN WITNESS WHEREOF, Assignor/Grantor has caused this Assignment to be executed as of the date and year first above written.

ASSIGNOR/GRANTOR



JOHN E. WHALEN
Co-Trustee



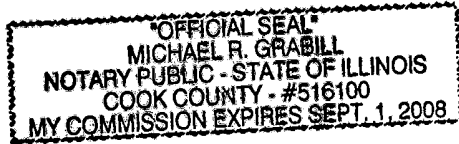
JAYNE N. WHALEN
Co-Trustee


STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County in the State aforesaid, DO HEREBY CERTIFY that John E. Whalen and Jayne N. Whalen, as Co-Trustees of the Jayne N, Whalen Trust Agreement dated June 2, 1997, who are personally known to me to be the same persons whose name are subscribed to the foregoing instrument as such John E. Whalen and Jayne N. Whalen appeared before me this day in person and acknowledged that they signed and delivered their 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 notarial seal this 17 day of November, 2006




Notary Public

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	NOV. 29.06	00355.00	NOV. 29.06	00177.50
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000015395	FP326652	REVENUE STAMP	# 000000744
				FP326665

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

Panagiota Sfondilis

PANAGIOTA SFONDILIS

Send subsequent tax bill to:

Panagiota Sfondilis
971 Kensington,
Building 8, Unit 8-3
Northbrook, Illinois 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 Pangiota Sfondilis, 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 she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17 day of November, 2006

OFFICIAL SEAL
MICHAEL R. GRABILL
NOTARY PUBLIC - STATE OF ILLINOIS
COOK COUNTY - #516100
MY COMMISSION EXPIRES SEPT. 1, 2008

Michael R. Grabill

Notary Public

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EXHIBIT A

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, John E. Whalen and Jayne N. Whalen, as Co-Trustees of the Jayne N. Whalen Trust Agreement dated June 2, 1997 executed by 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 John E. Whalen and Jayne N. Whalen, as Co-Trustees of the Jayne N. Whalen Trust Agreement dated June 2, 1997. Assignee, by Partial Assignment and Assumption Of Ground Lease and Special Warranty Deed recorded as Document 0030417817_ which lease demises the land described below (except the buildings and improvements located on the land); and
- (B) Ownership of the buildings and improvements located on the land described herein;

The Land

Unit Number 8-B3 in the Northbrook Greens Condominium, as delineated on a survey of the following described tract of land;

Part of Lots SE-IA and SE-IB in Techny Parcel SE-I 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-I recorded on December 22, 2000 as Document Number 01007540,

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0011237707 as amended from time to time; together with its undivided percentage interest in the common elements in Cook County, Illinois.

- 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;
 - 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;

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- 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 Rat and any subdivision and development agreement with the Village of Northbrook;
- h) leases and licenses affecting the Common Elements;
- i) the Illinois Condominium Property Act;
- j) special taxes and assessments for improvement not yet completed; and
- k) liens and other matters of title over which the title company is willing to insure.

Property of Cook County Clerk's Office