

# UNOFFICIAL COPY

This instrument was prepared by:

Gerald M. Newman  
Schoenberg, Fisher, Newman  
& Rosenberg, Ltd.  
222 S. Riverside Plaza  
Suite 2100  
Chicago, Illinois 60606

and after recording should be  
mailed to:

Gerald M. Newman  
Schoenberg, Fisher, Newman  
& Rosenberg, Ltd.  
222 S. Riverside Plaza  
Suite 2100  
Chicago, Illinois 60606



Doc#: 0702244073 Fee: \$36.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/22/2007 12:45 PM Pg: 1 of 7

## DEED IN TRUST, PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE

This Trustee's Deed, Partial Assignment and Assumption of Ground Lease (the "Agreement") is made as of December 29, 2006, by and between BERNARD J. TUREK, of Northbrook, Illinois ("Assignor/Grantor") and Bernard J. Turek, Trustee of the Bernard J. Turek Qualified Personal Residence Trust dated December 29, 2006, of Northbrook, Illinois ("Assignee/Grantee").

Assignor/Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid by Assignee/Grantee, the receipt of which is hereby acknowledged, QUIT CLAIMS, CONVEYS, AND ASSIGNS, unto Assignee/Grantee, the Property, situated in the County of Cook and State of Illinois, known and described on the Legal Description Rider 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 the Legal Description Rider attached hereto and by this reference made a part hereof (the "Limited Common Area"), in accordance with the provisions of the Declaration (but excluding fee simple title to the land). Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyway 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 in equity of, in and to the Property, with the hereditaments and appurtenances (but excluding fee simple title to the land):

RJ  
✓

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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, the Property, with appurtenances, unto Assignee/Grantee.

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.

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND WARRANTY DEED IS SUBJECT TO: general real estate taxes for 2006 and subsequent years; the Ground Lease, including all amendments and exhibits; the Declaration, including all amendments and exhibits; covenants, conditions, restrictions, easements, declarations and agreements of record including, without limitation, those set forth on the Plat and any planned unit development plat of Royal Ridge Subdivision; taxes or assessments, if any, for improvements not yet contemplated; installments, if any, not due at the date hereof or any special tax or assessment for improvements heretofore completed; building lines and building restrictions of record; zoning and building laws and ordinances; private, public and utility easements; public roads and highways; installments due after the date of closing of assessments established pursuant to the Declaration; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; acts done or suffered by or through the Grantee.

Assignee/Grantee, by his acceptance and execution of this Agreement, hereby expressly agrees 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 with all of the other Unit Owners). The term "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 Property shall be deemed to be a conveyance and assignment of all interest comprising the Property.

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

Permanent Index Number: 04-14-301-021

Property Address: 2002 Royal Ridge Drive, Northbrook, Illinois 60062



Bernard J. Turek, Trustee of the Bernard  
J. Turek Qualified Personal Residence  
Trust dated December 29, 2006



Sharon E. Turek (Release and waiver of  
homestead rights, if any)

STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK        )

I, Gerald M. Newman, a Notary Public in Cook County, Illinois, certify that Bernard J. Turek, Trustee, whom I know to be the same person whose name is signed to this instrument, personally appeared before me on this day and acknowledged that she freely and voluntarily signed, sealed and delivered this instrument, for the uses and purposes stated therein, including the release and waive of his homestead rights.

Given under my hand and official seal on December 29, 2006



Notary Public

**SEND SUBSEQUENT TAX BILLS TO:**

Bernard J. Turek, Trustee  
2002 Royal Ridge Drive  
Northbrook, Illinois 60062



This transaction exempt pursuant to 35 ILCS 200/31-45.



Attorney

12/29/06

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## EXHIBIT "A"

## 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. 97141053, 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 1/2 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.

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

## BUILDING SITE 14

BEING THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 14, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS 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 SOUTH EAST 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 1957.18 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 492.75 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2002 ROYAL RIDGE DRIVE), 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 28 DEGREES 19 MINUTES 26 SECONDS EAST, 23.02 FEET; 2) NORTH 61 DEGREES 40 MINUTES 34 SECONDS EAST, 2.67 FEET; 3) SOUTH 28 DEGREES 19 MINUTES 26 SECONDS EAST, 15.83 FEET; 4) SOUTH 61 DEGREES 40 MINUTES 34 SECONDS WEST, 2.67 FEET; 5) SOUTH 28 DEGREES 19 MINUTES 26 SECONDS EAST, 10.66 FEET; 6) SOUTH 61 DEGREES 40 MINUTES 34 SECONDS WEST, 12.17 FEET; 7) NORTH 28 DEGREES 19 MINUTES 26 SECONDS WEST, 2.00 FEET; 8) SOUTH 61 DEGREES 40 MINUTES 34 SECONDS WEST, 20.92 FEET; 9)

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## EXHIBIT "A"

SOUTH 28 DEGREES 19 MINUTES 26 SECONDS EAST, 22.56 FEET; 10) SOUTH 61 DEGREES 40 MINUTES 34 SECONDS WEST, 23.55 FEET; 11) NORTH 28 DEGREES 19 MINUTES 26 SECONDS WEST, 48.77 FEET; 12) NORTH 61 DEGREES 40 MINUTES 34 SECONDS EAST, 11.17 FEET; 13) NORTH 28 DEGREES 19 MINUTES 26 SECONDS WEST, 5.62 FEET; 14) NORTH 16 DEGREES 40 MINUTES 34 SECONDS EAST, 8.27 FEET; 15) NORTH 61 DEGREES 40 MINUTES 34 SECONDS EAST, 14.62 FEET; 16) NORTH 28 DEGREES 19 MINUTES 26 SECONDS WEST, 1.73 FEET; 17) NORTH 61 DEGREES 40 MINUTES 34 SECONDS EAST, 5.00 FEET; 18) NORTH 28 DEGREES 19 MINUTES 26 SECONDS WEST, 8.00 FEET; 19) NORTH 61 DEGREES 40 MINUTES 34 SECONDS EAST, 20.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 2793 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE").

BUILDING SITE COMMONLY KNOWN AS 2002 ROYAL RIDGE DRIVE, NORTHBROOK, ILLINOIS 60062.

PARCEL 2: 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 3: EASEMENTS APPURTENANT TO PARCELS 1 AND 2 FOR THE BENEFIT OF SUCH PARCELS AS SET FORTH IN THE AFORESAID DECLARATION, IN COOK COUNTY, ILLINOIS.



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### ACCEPTANCE AND ASSUMPTION BY ASSIGNEE/GRANTEE

The undersigned, Assignee/Grantee, hereby accepts this assignment of the Property from Assignor/Grantor and joins in the execution of this Agreement for the purposes of agreeing to assume those rights and obligations to the Lessee pursuant to the terms of the Ground Lease as described in this Agreement and to agree to the other terms and provisions of this Agreement.

Bernard J. Dusek

**Bernard J. Turek, Trustee of the Bernard J. Turek  
Qualified Personal Residence Trust**

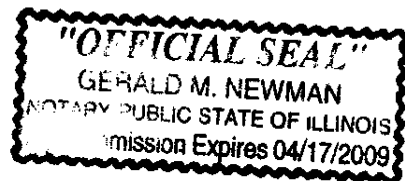
STATE OF ILLINOIS)  
                                )SS  
COUNTY OF COOK )

I Gerald M. Newman, a Notary Public in Cook County, Illinois, certify that Bernard J. Turek as Trustee of the Bernard J. Turek Qualified Personal Residence Trust whom I know to be the same person whose name is signed to this instrument, personally appeared before me on this day and acknowledge that he freely and voluntarily signed, sealed and delivered this instrument, for the uses and purposes stated therein.

Given under my hand and official seal on December 29, 2006

Notary Public

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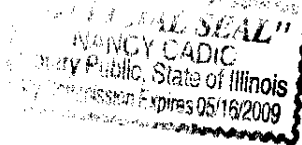
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## STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the state of Illinois.

Dated 1-17, 192007 Signature: Pam Clark  
 Grantor or Agent

Subscribed and sworn to before me  
 by the said Pam Clark  
 this 17<sup>th</sup> day of January, 192007

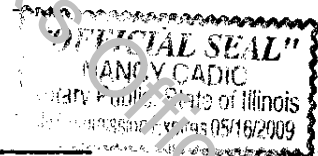


Notary Public Nancy Cadic

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 1-17, 192007 Signature: Pam Clark  
 Grantor or Agent

Subscribed and sworn to before me  
 by the said Pam Clark  
 this 17<sup>th</sup> day of January, 192007



Notary Public Nancy Cadic

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.)