



Doc#: 1107410027 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/15/2011 12:13 PM Pg: 1 of 7

DECEASED JOINT
TENANCY AFFIDAVIT

STATE OF ILLINOIS)
)
COUNTY OF Cook)

Dorothy H. Banas being duly sworn states that she
resides at 801 Country Club Lane in the Village of
Northbrook, Illinois.

That she was the spouse of Stanley R. Banas
deceased who, at the time of his death, was one of the
owners of the property located at 801 Country Club Lane,
Northbrook in Cook County, Illinois described as:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

PIN: 04-14-301-008-0000

That the deceased died on May 10, 2008, as evidenced
by a certified copy of death certificate of the deceased
attached hereto.

Subscribed and sworn to before me by the said

Affiant

this 28th day of February, A.D., 2011



Kimberly N. Singleton
Notary Public

Dorothy H. Banas
Dorothy H. Banas, Affiant

Prepared by and after recording return to:
Ryann Whalen, Esq.
McDonald Hopkins LLC
300 North LaSalle Street
Suite 2100
Chicago, Illinois 60654

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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.

Address: 801 Country Club Lane, Northbrook, Illinois 60062
PIN: 04-14-301-008-0000

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

BUILDING SITE 1

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 1901.47 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 292.50 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 801 COUNTRY CLUB LANE) FOR A PLACE OF BEGINNING; THENCE FOLLOWING THE NEXT NINETEEN (19) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE: 1) NORTH 73 DEGREES 55 MINUTES 06 SECONDS WEST, 11.17 FEET; 2) SOUTH 16 DEGREES 04 MINUTES 54 SECONDS WEST, 5.62 FEET; 3) SOUTH 61 DEGREES 04 MINUTES 54 SECONDS WEST, 8.27 FEET; 4) NORTH 73 DEGREES 55 MINUTES 06 SECONDS WEST, 14.62 FEET; 5) SOUTH 16 DEGREES 04 MINUTES 54 SECONDS WEST, 1.83 FEET; 6) NORTH 73 DEGREES 55 MINUTES 06 SECONDS WEST, 5.00 FEET; 7) SOUTH 16 DEGREES 04 MINUTES 54 SECONDS WEST, 8.00 FEET; 8) NORTH 73 DEGREES 55 MINUTES 06 SECONDS WEST, 20.00 FEET; 9) NORTH 16 DEGREES 04 MINUTES 54 SECONDS EAST, 23.02 FEET; 10) NORTH 73 DEGREES 55 MINUTES 06 SECONDS WEST, 2.67 FEET; 11) NORTH 16 DEGREES 04 MINUTES 54 SECONDS EAST, 15.83 FEET; 12) SOUTH 73 DEGREES 55 MINUTES 06 SECONDS EAST, 2.67 FEET; 13) NORTH 16 DEGREES 04 MINUTES 54 SECONDS EAST, 10.66 FEET; 14) SOUTH 73 DEGREES 55 MINUTES 06 SECONDS EAST, 12.17 FEET; 15) SOUTH 16 DEGREES 04 MINUTES 54 SECONDS WEST, 2.00 FEET; 16) SOUTH 73 DEGREES 55 MINUTES 06 SECONDS EAST, 20.92 FEET; 17) NORTH 16 DEGREES 04 MINUTES 54 SECONDS EAST, 22.56 FEET; 18) SOUTH 73 DEGREES 55 MINUTES 06 SECONDS EAST, 23.55 FEET; 19) SOUTH 16 DEGREES 04 MINUTES 54 SECONDS WEST, 48.77 FEET TO THE PLACE OF BEGINNING, CONTAINING 2793 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE 'BUILDING SITE') BUILDING SITE COMMONLY KNOWN AS 801 COUNTRY CLUB LANE, NORTHBROOK, ILLINOIS 60062.

UNOFFICIAL COPY**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.

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UNOFFICIAL COPY**EXHIBIT "B"****LIMITED COMMON AREA FOR BUILDING SITE 1.**

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 9781831, 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 1901.47 FEET; THENCE NORTH 50 DEGREES 55 MINUTES 06 SECONDS WEST 292.50 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 801 COUNTRY CLUB LANE) FOR A PLACE OF BEGINNING; THENCE SOUTH 16 DEGREES 04 MINUTES 54 SECONDS WEST, 21.30 FEET; THENCE NORTH 73 DEGREES 55 MINUTES 06 SECONDS WEST, 36.64 FEET; THENCE FOLLOWING THE NEXT SIX (6) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 16 DEGREES 04 MINUTES 54 SECONDS EAST, 8.00 FEET; 2) SOUTH 73 DEGREES 55 MINUTES 06 SECONDS EAST, 5.00 FEET; 3) NORTH 16 DEGREES 04 MINUTES 54 SECONDS EAST, 1.83 FEET; 4) SOUTH 73 DEGREES 55 MINUTES 06 SECONDS EAST, 14.62 FEET; 5) NORTH 61 DEGREES 04 MINUTES 54 SECONDS EAST, 8.27 FEET; 6) NORTH 16 DEGREES 04 MINUTES 54 SECONDS EAST, 5.62 FEET; THENCE SOUTH 73 DEGREES 55 MINUTES 06 SECONDS EAST, 11.17 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

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STATEMENT FOR GRANTOR OR 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 2/28/11 Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN to before me by the said agent this 28th day of February, 2011

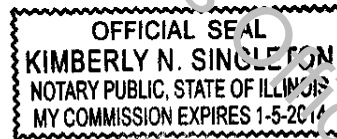


[Signature]
Notary Public

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 2/28/11 Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN to before me by the said agent this 28th day of February, 2011



[Signature]
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.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 31-45 of the Illinois Real Estate Transfer Tax Law.)

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CERTIFICATE OF DEATH STATE OF ILLINOIS CERTIFICATE OF DEATH

REGISTRATION DISTRICT NO. **16.0**

LOCAL FILE NUMBER

1. DECEDENT'S LEGAL NAME (include AKAs if any) (First, Middle, Last) **Stanley R. Banas** STATE FILE NUMBER

4. COUNTY OF DEATH **Cook** 5a. AGE AT LAST BIRTHDAY (Years) **81** 5b. UNDER 1 YEAR Months Days 5c. UNDER 1 DAY Hours Minutes 2. SEX **Male** 3. DATE OF DEATH (Month/Day/Year) (Spell Month) **May 10, 2008**

7a. CITY OR TOWN **Northbrook** 7b. HOSPITAL OR OTHER INSTITUTION NAME (If not in either, give street and number) **801 Country Club Lane** 6. DATE OF BIRTH (Month/Day/Year) **May 3, 1927**

IF DEATH OCCURRED IN A HOSPITAL Inpatient Emergency Room/Outpatient Dead on Arrival IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL Hospice facility Nursing Home/Long term care facility Decedent's home Other (Specify):

8. BIRTHPLACE (City and State or Foreign Country) **Chicago, IL** 9. SOCIAL SECURITY NUMBER **[REDACTED]-6761** 10. MARITAL STATUS AT TIME OF DEATH Married Married but separated Widowed Divorced Never Married Unknown 11. SURVIVING SPOUSE'S NAME (If wife, give full name prior to first marriage) **Dorothy Skaja** 12. EVER IN U.S. ARMED FORCES? Yes No

13a. RESIDENCE (Street and Number) **801 Country Club Lane** 13b. APT. NO. 13c. CITY OR TOWN **Northbrook** 13d. INSIDE CITY LIMITS? Yes No

13e. COUNTY **Cook** 13f. STATE **IL** 13g. ZIP CODE **60062-** 14. FATHER'S NAME (First, Middle, Last) **Stanley Banas** 15. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last) **Agnes Wilczewski**

16a. INFORMANT'S NAME **Dorothy Banas** 16b. RELATIONSHIP **Wife** 16c. MAILING ADDRESS (Street and No., City or Town, State, ZIP Code) **801 Country Club Lane Northbrook IL 60062-**

17. METHOD OF DISPOSITION: Burial Cremation Donation Entombment Other (Specify): 18. PLACE OF DISPOSITION (Name of cemetery, crematory, other) **All Saints Mausoleum** 19. LOCATION - CITY, TOWN AND STATE **Des Plaines, IL** 20. DATE OF DISPOSITION (Month/Day/Year) **May 15, 2008**

21a. FUNERAL HOME NAME **Skaja Terrace Funeral Home** STREET AND NUMBER **7812 N. Milwaukee Avenue Niles** CITY OR TOWN **Des Plaines, IL** STATE **IL** ZIP **60714**

21b. FUNERAL DIRECTOR'S SIGNATURE **John R. Skaja** 21c. FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER **034-010299** 23. DATE FILED WITH LOCAL REGISTRAR (Month/Day/Year) **MAY 14 2008**

22. LOCAL REGISTRAR'S SIGNATURE **David Orr**

CAUSE OF DEATH (See instructions and examples)
24. PART I. Enter the *chain of events* - diseases, injuries or complications - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest or ventricular fibrillation without showing etiology. If the decedent had a dementia related disease, Parkinson's Disease, or Parkinson Dementia Complex, indicate in Part I or Part II. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.
IMMEDIATE CAUSE (Final disease or condition resulting in death) → a. **Myocardial Infarction**
Sequentially list conditions, if any, leading to the cause listed on line a. b. **Renal Failure**
Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST
Due to (or as a consequence of):
Due to (or as a consequence of):

APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH

PART II. Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I.
Coronary Artery Disease, Diabetes, Peripheral Vascular Disease

27. DID TOBACCO USE CONTRIBUTE TO DEATH? Yes Probably No Unknown 28. IF FEMALE: Not pregnant within past 12 months Not pregnant, but pregnant within 42 days of death Not pregnant, but pregnant 43 days to 1 year before death Pregnant at time of death Pregnant within one year of death but time unknown Unknown if pregnant within the past 12 months 25. WAS AN AUTOPSY PERFORMED? Yes No 26. WERE AUTOPSY FINDINGS USED TO COMPLETE CAUSE OF DEATH? Yes No

29. MANNER OF DEATH Natural Suicide Accident Homicide Could not be determined Pending investigation

30. DATE OF INJURY (Month/Day/Year) 31. TIME OF INJURY A.M. P.M. 32. PLACE OF INJURY (e.g. Decedent's home; construction site; restaurant; wooded area) 33. INJURY AT WORK? Yes No

34. LOCATION OF INJURY Street and Number Apartment Number City or Town State ZIP Code

35. DESCRIBE HOW INJURY OCCURRED:

36. TRANSPORTATION INJURY, SPECIFY: Driver/Operator Pedestrian Passenger Other (Specify)

37. I (DID/DID NOT) ATTEND THE DECEASED (Month/Day/Year) **5/9/08** AND LAST SAW HIM/HER ALIVE ON 38. WAS MEDICAL EXAMINER OR CORONER CONTACTED? Yes No 39. DATE PRONOUNCED (Month/Day/Year) **May 10, 2008** 40. TIME OF DEATH **9:25** A.M. P.M.

41. CERTIFIER (Check only one): Physician in charge of patient's care - To the best of my knowledge, death occurred due to the cause(s) and manner stated. Physician in attendance at time of death only - To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner stated. Medical Examiner/Coroner - On the basis of examination and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner stated.

42. NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH (Item 24) **Roman Mandzlj, D.O. 525 Winnetka Ave., Winnetka, IL 60093** 43. PHYSICIAN'S LICENSE NUMBER **036-096445**

44. TITLE OF CERTIFIER **Roman Mandzlj, D.O.** 45. DATE CERTIFIED (Month/Day/Year) **5/12/08** 46. SIGNATURE OF CERTIFIER **Roman Mandzlj, D.O.**

This is to certify that this is a true and correct copy of the official death record filed with the Illinois Department of Public Health.

MAY 14 2008

STATE OF ILLINOIS
County of Cook

DAVID ORR, County Clerk

I, David Orr, County Clerk of the County of Cook, in the State aforesaid, and Keeper of the Records and Files of said County do hereby certify that the attached is a true and correct copy of the original Record on file, all of which appears from the records and files in my office.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Seal of the County of Cook, at my office in the city of Chicago, in said County.

David Orr
COUNTY CLERK