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QUIT CLAIM DEED



Doc#: 1120329070 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/22/2011 03:34 PM Pg: 1 of 5

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

Above Space for recorder's use only

SUSAN M. AGINS

for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable considerations (\$10.00) in hand paid, CONVEYS and QUIT CLAIMS to:

THE SUSAN M AGINS IRREVOCABLE TRUST DATED JULY 4, 2011
2253 Royal Ridge Drive
Northbrook, IL 60062

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record, and General Taxes for 2010 due in 2011; and subsequent years.

Permanent Real Estate Index Number(s):04-14-301-139-0000

Address(es) of Real Estate 2253 Royal Ridge Drive, Northbrook, IL 60187.

Dated this 21 day of July, 2011.

Exempt under provision of Paragraph, Section e, ILCS 200/31-45

YML

Dated: 7-21-11

SLMG

Susan M. Agins

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STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)

I, ALAN H. GARFIELD the undersigned, a Notary Public in and for said County, in the State aforesaid,

DO HEREBY CERTIFY Susan M. Agins

IMPRESS
SEAL
HERE

personally known to me to be the same person whose name 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, 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 21 day of July, 2011

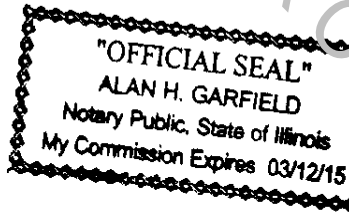
Commission expires _____, 20____

Alan H. Garfield
NOTARY PUBLIC

This instrument was prepared by Alan H. Garfield, Garfield & Merel, Ltd., 180 N. Stetson Ave., Ste. 1300, Chicago, IL 60601.

MAIL TO

Alan H. Garfield
Garfield & Merel, Ltd.
180 N. Stetson Avenue
Suite 1300
Chicago, IL 60601



SEND SUBSEQUENT TAX BILLS TO:
The Susan M Agins Irrevocable Trust
Dated July 4, 2011
c/o Susan M. Agins
2253 Royal Fidge Drive
Northbrook, IL 60062

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPYEXHIBIT A
LEGAL DESCRIPTION**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 AN 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 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 TETCHY PARCEL E-1 LOCATED ON THE EAST SIDE OF WAUKEGAN ROAD, SOUTH OF TECHNY ROAD, IN NORTHBROOK, ILLINOIS.

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

BUILDING SITE 132: BEING A 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 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 81.16 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 08 SECONDS WEST 49.89 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2253 ROYAL RIDGE DRIVE) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT FIVE (5) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 45 DEGREES 58 MINUTES 06 SECONDS WEST 12.21 FEET; 2) SOUTH 44 DEGREES 01 MINUTES 54 SECONDS EAST 5.75 FEET; 3) SOUTH 45 DEGREES 58 MINUTES 06 SECONDS WEST 15.29 FEET; 4) SOUTH 45 DEGREES 58 MINUTES 06 SECONDS WEST 4.00 FEET TO THE CENTERLINE OF A PARTY WALL; THENCE NORTH 44 DEGREES 01 MINUTES 54 SECONDS WEST ALONG THE CENTERLINE OF SAID PARTY WALL AND EXTENSIONS THEREOF FOR 66.00 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT THREE(3) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 45 DEGREES 58 MINUTES 06 SECONDS EAST 23.33 FEET; 3) NORTH 45 DEGREES 58 MINUTES 08 SECONDS EAST 8.17 FEET; THENCE SOUTH 44 DEGREES 01 MINUTES 54 SECONDS EAST 36.92 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") COMMONLY KNOWN AS 2253 ROYAL RIDGE DRIVE, NORTHBROOK, ILLINOIS.

PARCEL II:

FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDED THE LAND) LOCATED ON THE BUILDING SITE LEGALLY DESCRIBED HEREIN (INCLUDING ANY PORTION OF SUCH

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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 DATES 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 AS 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.

EXHIBIT "B"

LIMITED COMMON AREA FOR BUILDING SITE 132

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 97812381, 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 81.16 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 49.89 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2253 ROYAL RIDGE DRIVE) FOR A PLACE OF BEGINNING; THENCE SOUTH 44 DEGREES 01 MINUTES 54 SECONDS WEST 14.5 FEET THENCE SOUTH 45 DEGREES 58 MINUTES 06 SECONDS WEST 18.00 FEET; THENCE NORTH 44 DEGREES 01 MINUTES 54 SECONDS WEST 8.75 FEET TO AN EXTERIOR WALL OF THE FOUNDATION FOR SAID RESIDENCE; THENCE ALONG A LINE FOLLOWING THE NEXT TWO (2) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FACE OF THE FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 45 DEGREES 58 MINUTES 06 SECONDS EAST 5.79 FEET; 2) NORTH 44 DEGREES 01 MINUTES 54 SECONDS WEST 5.75 FEET; THENCE NORTH 45 DEGREES 58 MINUTES 06 SECONDS EAST 12.21 TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PIN: 04-14-301-139-0000

Commonly known as: 2253 Royal Ridge Drive, Northbrook, IL 60062

Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

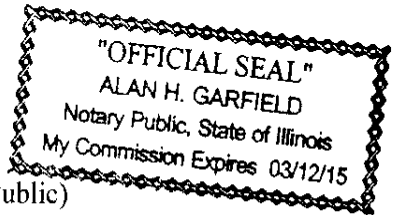
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: July 21, 2011

Signature: SMC (Agent)

Subscribed and sworn to before me by the
said Agent this July 21, 2011

Alan H. Garfield (Notary Public)



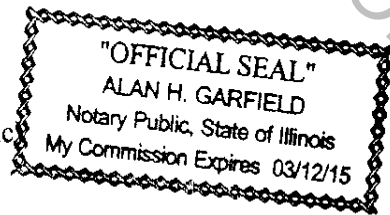
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: July 21, 2011

Signature: SMC (Agent)

Subscribed and sworn to before me by the
said Agent this July 21, 2011

Alan H. Garfield (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.]