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THIS INSTRUMENT WAS PREPARED BY:

Ryann Whalen, Esq.
McDonald Hopkins LLC
300 N. LaSalle St., Suite 2100
Chicago, Illinois 60654



AFTER RECORDING RETURN TO:

Ryann Whalen, Esq.
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Chicago, Illinois 60654

Doc#: 1207444081 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/14/2012 02:49 PM Pg: 1 of 7

**EXEMPT UNDER PROVISIONS
OF PARAGRAPH (e) OF 35
ILCS 200/31-45**

[Signature] 12/9/11

SPECIAL WARRANTY DEED
Illinois

THIS INDENTURE, made as of the 10th day of December, 2011, between **DOROTHY BANAS**, as Trustee of the Dorothy Banas Trust dated July 9, 2002, and not personally ("Grantor"), to and in favor of **MARY B. HESS**, as Trustee of the Dorothy Banas Qualified Personal Residence Trust dated October 4, 2011, and not personally ("Grantee").

WITNESS, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the following described real estate, located in the City of Northbrook, Cook County, State of Illinois at Royal Ridge, 801 Country Club Lane, and legally described in **Exhibit "A"** attached hereto and by this reference made a part hereof, together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, by through or under Grantor, but none other.

[Signature Page Follows]

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the day and year first above written.

Dorothy Banas

DOROTHY BANAS, as Trustee of the Dorothy Banas Trust dated July 9, 2002, and not personally

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dorothy Banas, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 19th day of December, 2011.

Kimberly N. Singleton

Notary Public

UNOFFICIAL COPY**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
PTN: 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, 3.82 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.

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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.

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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 97818231, 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 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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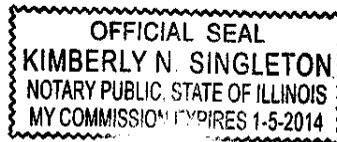
STATEMENT FOR GRANTOR OR GRANTEE

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 12/19/11 Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN to before me by the said Agent this 19th day of December, 2011

Kimberly N. Singleton
Notary Public

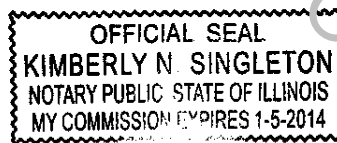


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 12/19/11 Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN to before me by the said Agent this 19th day of December, 2011

Kimberly N. Singleton
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.)