

# UNOFFICIAL COPY

PL 6102738 SK1/1  
201252705



THIS INSTRUMENT PREPARED BY:

KAREN M. PATTERSON  
KAREN M. PATTERSON, P.C.  
2400 RAVINE WAY, SUITE 200  
GLENVIEW, ILLINOIS 60025

Doc#: 1230426000 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/30/2012 08:22 AM Pg: 1 of 5

AFTER RECORDING THIS INSTRUMENT  
SHOULD BE RETURNED TO:

William J. HIELSCHKA  
550 FRONTAGE STE. 2410  
NORTHFIELD IL 60093

SUBSEQUENT TAX BILLS TO BE SENT TO:

KATHLEEN W. WIRTZ TRUST  
2160 Royal Ridge Drive  
Northbrook, Illinois 60062

## PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND WARRANTY DEED

THE ASSIGNOR/GRANTOR, SUZANNE E. JONES, AS TO AN UNDIVIDED 50% INTEREST, AND SUZANNE E. JONES, AS TRUSTEE OF THE ROBERT D. JONES TRUST DATED JUNE 6, 1990, AS TO AN UNDIVIDED 50% INTEREST (hereinafter "Grantor"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, REMISE RELEASE, ALIEN, CONVEY AND ASSIGN to KATHLEEN WHISTON WIRTZ, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED MAY 23, 2003, of Northbrook, Illinois, all right, title and interest in and to the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Legal description attached hereto and made a part hereof

Permanent Real Estate Index Number: 04-14-301-082-0000

Address of Real Estate: 2160 Royal Ridge Road, Northbrook, Illinois 60062

Subject to: General real estate taxes not due and payable; building lines; covenants, conditions and restrictions of record; private, public and utility easements or record, Declaration of Covenants, Conditions, Restrictions, Easements and Rights for the Royal Ridge Subdivision.

Dated this 1st day of October, 2012  
Suzanne E. Jones as to an undivided 50% interest

SUZANNE E. JONES, AS TO AN UNDIVIDED 50% INTEREST

Suzanne E. Jones  
As Trustee of the  
Robert D. Jones Trust  
Dated June 6, 1990, as to an  
SUZANNE E. JONES, AS TRUSTEE OF  
THE ROBERT D. JONES TRUST DATED  
JUNE 6, 1990, AS TO AN UNDIVIDED  
50% INTEREST

undivided  
50%  
interest  
S Y  
P S  
S U  
SC Y  
INT W


**BOX 333-CT**

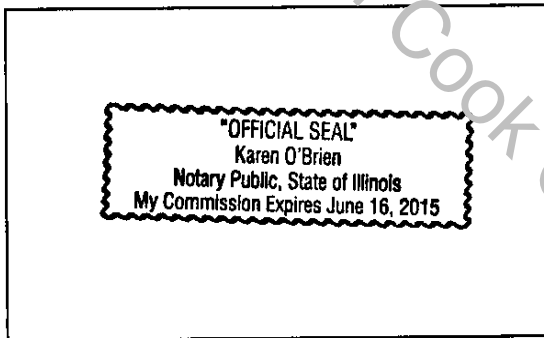
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STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )



The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that SUZANNE E. JONES, AS TO AN UNDIVIDED 50% INTEREST, AND SUZANNE E. JONES, AS TRUSTEE OF THE ROBERT D. JONES TRUST DATED JUNE 6, 1990, AS TO AN UNDIVIDED 50% INTEREST 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 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 27 day of Sept., 2012.

  
 \_\_\_\_\_  
 Notary Public



### COUNTY-ILLINOIS TRANSFER STAMPS

REAL ESTATE TRANSFER	10/15/2012
 <b>COOK</b>	\$258.50
 <b>ILLINOIS:</b>	\$517.00
<b>TOTAL:</b>	\$775.50


04-14-301-082-0000 | 20120901606080 | EZ6E3A

Prepared by: Karen M. Patterson  
 2400 Ravine Way, Suite 200  
 Glenview, Illinois 60025

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## ACCEPTANCE AND ASSUMPTION BY ASSIGNEE/GRANTEE

The undersigned, Grantee/Assignee, hereby accepts the conveyance of the Premises from Grantor/Assignor and join(s) in the execution of this Instrument for the purpose of agreeing to assume those certain rights and obligations of the Lessee pursuant to the terms of the Ground Lease as described in this Instrument and otherwise agreeing to the other terms and provisions of this Instrument, the Declaration, and the Ground Lease.

  
KATHLEEN WHISTON WIRTZ, AS TRUSTEE  
UNDER THE PROVISIONS OF A TRUST  
AGREEMENT DATED MAY 23, 2003, AND  
KNOWN AS THE KATHLEEN W. WIRTZ TRUST

Send subsequent tax bills to:  
Kathleen W. Wirtz Trust  
2160 Royal Ridge Drive  
Northbrook, Illinois 60062

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that SUZANNE E. JONES, AS TO AN UNDIVIDED 50% INTEREST, AND SUZANNE E. JONES, AS TRUSTEE OF THE ROBERT D. JONES TRUST DATED JUNE 6, 1990, AS TO AN UNDIVIDED 50% INTEREST 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 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 \_\_\_\_\_ day of \_\_\_\_\_, 2012

\_\_\_\_\_  
Notary Public

Prepared by: Karen M. Patterson  
2400 Ravine Way, Suite 200  
Glenview, Illinois 60025

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PARCEL 1:  
 AN UNDIVIDED 1/151 INTEREST IN (1) 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 (2) 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.

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

#### BUILDING SITE 75

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 769.54 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 634.43 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2160 ROYAL RIDGE DRIVE); THENCE SOUTH 37 DEGREES 50 MINUTES 58 SECONDS EAST 23.34 FEET TO THE CENTERLINE OF THE PARTY WALL OF SAID RESIDENCE; THENCE SOUTH 52 DEGREES 09 MINUTES 04 SECONDS ALONG THE CENTERLINE OF THE PARTY WALL FOR 54.00 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT SEVEN (7) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 37 DEGREES 50 MINUTES 56 SECONDS WEST 400 FEET; 2) NORTH 52 DEGREES 09 MINUTES 04 SECONDS EAST 200 FEET; 3) NORTH 37 DEGREES 50 MINUTES 56 SECONDS WEST 15.29 FEET; 4) NORTH 52 DEGREES 09 MINUTES 04 SECONDS EAST 575 FEET; 5) NORTH 37 DEGREES 50 MINUTES 56 SECONDS WEST

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1221 FEET 6) NORTH 52 DEGREES 09 MINUTES 04 SECONDS EAST 36.92 FEET 7) SOUTH 37 DEGREES 50 MINUTES 56 SECONDS EAST 8.17 FEET; THENCE NORTH 52 DEGREES 09 MINUTES 04 SECONDS WEST 19.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMON KNOWN AS 2160 ROYAL RIDGE DRIVE, NORTHBROOK, ILLINOIS

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 III:  
EASEMENTS APPURTENANT TO PARCELS 1 AND 2 FOR THE BENEFIT OF SUCH PARCELS AS SET FORTH IN THE AFORESAID DECLARATION.

Cook County Clerk's Office