

CT

ST5 140018
WARRANTY DEED
Trust to Trust
Illinois Statutory

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Doc#: 1317942089 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/28/2013 01:35 PM Pg: 1 of 4

Mail To:

JEFFREY BRAIMAN
4256 N. ARL. HTS. Rd.
ARL. HTS., IL 60004

Name & Address of Taxpayer:

MARIA GRIVAS, TRUSTEE
2237 Royal Ridge Dr.
NORTHBROOK, IL 60062

GRANTOR(S), Marilyn D. Boles, as Trustee of the Trust Agreement and Declaration of Trust dated October 30, 1990, and known as Trust No. 1550, of Northbrook, Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), Maria Grivas, Trustee of the Maria Grivas Revocable Living Trust dated April 12, 2013, of McHenry, Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

This conveyance is subject to the following, if any: covenants, conditions, and restrictions of record; building lines and easements, if any; acts done by or suffered through Buyer; and general real estate taxes not due and payable as of the date of closing.

Hereby releasing and waiving all rights, if any, under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 04-14-301-135-0000

Property Address: 2237 Royal Ridge Drive, Northbrook, Illinois 60062

Dated this 23rd day of April, 2013.

(Seal) Marilyn D. Boles, Trustee (Seal)
Marilyn D. Boles, as Trustee of the Trust Agreement
and Declaration of Trust dated October 30, 1990, and
known as Trust No. 1550

Box 333-CT

SPSSC
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STATE OF ILLINOIS } ss.
 County of Cook }

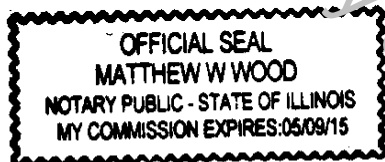
I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, certify Marilyn D. Boles, as Trustee of the Trust Agreement and Declaration of Trust dated October 30, 1990, and known as Trust No. 1550, personally known to me to be the same persons whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their 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 notarial seal on April 23, 2013.



Notary Public

My commission expires on _____, 20__.

**REAL ESTATE TRANSFER**

06/06/2013



COOK	\$309.50
ILLINOIS:	\$619.00
TOTAL:	\$928.50

04-14-301-135-0000 | 20130401607700 | YRR0CY

Cook COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Matthew W. Wood, Esq.
 Matthew W. Wood, PC
 2530 Crawford Ave., Suite 319
 Evanston, IL 60201
 847-733-9984

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 ST5140018 SNC
STREET ADDRESS: 2237 ROYAL RIDGE DRIVE
CITY: NORTHBROOK **COUNTY:** COOK
TAX NUMBER: 04-14-301-135-0000

LEGAL DESCRIPTION:**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. 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.

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

BUILDING SITE 128

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 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 321.38 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 35.40 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2237 ROYAL RIDGE DRIVE) FOR A PLACE OF BEGINNING; THENCE SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST 17.25

(CONTINUED)

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5140018 SNC
 STREET ADDRESS: 2237 ROYAL RIDGE DRIVE
 CITY: NORTHBROOK COUNTY: COOK
 TAX NUMBER: 04-14-301-135-0000

LEGAL DESCRIPTION:

FEET TO THE CENTERLINE OF A PARTY WALL; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST ALONG THE CENTERLINE OF THE PARTY WALL FOR 52.82 FEET; THENCE ALONG A LINE FOLLOWING THE ENXT TWELVE COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST 7.08 FEET; 2) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST 5.00 FEET; 3) NORTH 01 DEGREES 05 MINUTES 54 SECONDS WEST 20.17 FEET; 4) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 25.42 FEET; 5) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST 21.58 FEET; 6) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST 55.50 FEET; 7) SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST 11.33 FEET; 8) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST 2.37 FEET; 9) SOUTH 43 DEGREES 55 MINUTES 06 SECONDS EAST 7.54 FEET; 10) SOUTH 01 DEGREES 05 MINUTES 54 SECONDS WEST 10.92 FEET; 11) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST 2.00 FEET; 12) SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST 4.00 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST 8.04 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2237 ROYAL RIDGE DRIVE, NORTHBROOK, IL 60062.

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.