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Doc#: 1326155057 Fee: \$46.00
RHSP Fee: \$9.00 APRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/18/2013 02:31 PM Pg: 1 of 5

This Instrument Prepared by:
Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126

Return To & Mail Tax
Statements To:
Bernard J Turek
2002 Royal Ridge Drive
Northbrook, IL 60062

Order# 2011 053011266

This space for recording information only

FIDELITY NATIONAL TITLE

53011266

TRUSTEE'S DEED

For the consideration of One Dollar and other good and valuable consideration, BERNARD J TUREK and SHARON E TUREK, husband and wife, of 2002 Royal Ridge Drive, Northbrook, IL 60062, quitclaims to BERNARD J TUREK, Trustee of the Bernard J Turek Qualified Personal Residence Trust, dated December 29, 2006, of 2002 Royal Ridge Drive, Northbrook, IL 60062, all our interest in the following tract of real estate in Cook County, Illinois more particularly described, as follows:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Commonly known as: 2002 Royal Ridge Drive, Northbrook, IL 60062

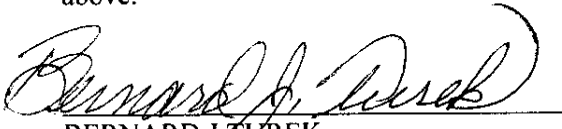
Subject to easements and restrictions of record.

GRANTORS covenants with GRANTEE that GRANTORS:

- (1) is lawfully seized of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same warrants and will defend title to the real estate against any acts of the GRANTORS.

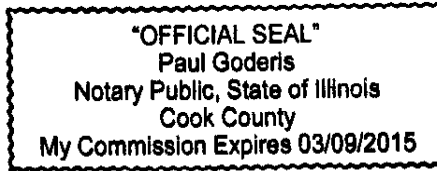
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IN TESTIMONY WHEREOF, witness the signatures of the Grantors on the date first written above.


BERNARD J TUREK


SHARON E TUREK

STATE OF Illinois
COUNTY OF Cook



I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 01st day of September, BERNARD J TUREK and SHARON E TUREK, who are personally known to me or who have produced driver's licenses, as identification, and who signed this instrument willingly.


NOTARY SIGNATURE
My commission expires on: 03/09/2015

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT "A"

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS :

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 1/2 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 14 BEING THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 14, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS 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 1A DISTANCE OF 1957.18 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 492.75 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2002 ROYAL RIDGE DRIVE), FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT NINETEEN (19) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE: 1) SOUTH 28 DEGREES 19 MINUTES 26 SECONDS EAST, 23.02 FEET; 2) NORTH 61 DEGREES 40 MINUTES 34 SECONDS EAST, 2.67 FEET; 3) SOUTH 28 DEGREES 19 MINUTES 26 SECONDS EAST, 15.83 FEET; 4) SOUTH 61 DEGREES 40 MINUTES 34 SECONDS WEST, 2.67 FEET; 5) SOUTH 28 DEGREES 19 MINUTES 26 SECONDS EAST, 10.66 FEET; 6) SOUTH 61 DEGREES 40 MINUTES 34 SECONDS WEST, 12.17 FEET; 7) NORTH 28 DEGREES 19 MINUTES 26 SECONDS WEST, 2.00 FEET; 8) SOUTH 61 DEGREES 40 MINUTES 34 SECONDS WEST, 20.92 FEET; 9)

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

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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

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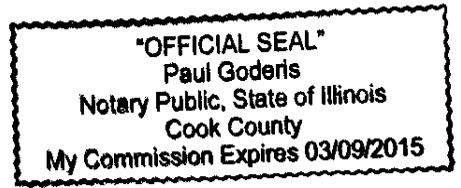
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 September 11th, 2013 Signature:

Bernard Turek
Sharon E. Turek
Grantor or Agent

Subscribed and sworn to before
Me by the said Bernard Turek and Sharon Turek
this 11th day of September,
2013.



NOTARY PUBLIC *Paul Goderis*

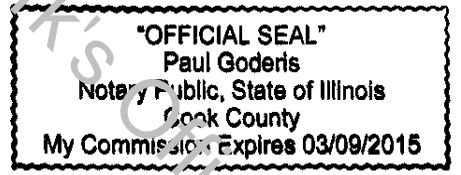
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date September 11th, 2013 Signature:

Bernard Turek
Trustee

Grantee or Agent

Subscribed and sworn to before
Me by the said Bernard Turek
This 11th day of September,
2013.



NOTARY PUBLIC *Paul Goderis*

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)