

UNOFFICIAL COPY

EXEMPTED UNDER REAL ESTATE TRANSFER TAX ACT §4.1 E AND COOK COUNTY ORD. 95104, 1E.



Date: 8/29/13
Signature: [Handwritten Signature]

Doc#: 1328049041 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/07/2013 11:07 AM Pg: 1 of 6

WARRANTY DEED IN TRUST

THE GRANTOR(S)

JAMES B. MORAN and
ROBIN MORAN,
Husband and Wife
1145 Taylor Street, Unit C
Northbrook, IL 60062

of the Village of Northbrook, County of Cook, State of Illinois for and in consideration of TEN and NO/100---
DOLLARS, and other good and valuable consideration in hand paid, **CONVEY** to

JAMES B. MORAN and ROBIN MORAN, Co-Trustees of the JAMES B. MORAN AND ROBIN MORAN T/E
TRUST dated August 29, 2013,

of the Village of Northbrook, County of Cook, State of Illinois, all interest in the following described Real Estate
situated in the County of Cook in the State of Illinois, to wit: (See attached legal description), hereby releasing and
waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Interest as Tenants by the Entirety. The primary beneficiaries under the Trust are husband and wife, and the
property being conveyed by this deed is the principal residence and homestead of those beneficiaries. The interest of
the husband and wife beneficiaries in the real property are to be held as tenants by the entirety.

Permanent Index Number (PIN): 04-14-304-011-4091

Address of Real Estate: 1145 Taylor Street, Unit C, Northbrook, IL 60062

DATED this 29th day of August, 2013

[Handwritten Signature]
JAMES B. MORAN

[Handwritten Signature]
ROBIN MORAN



STATE OF ILLINOIS)
)
COUNTY OF LAKE)

The foregoing instrument was acknowledged before me
this 29th day of August, 2013 by JAMES B. MORAN and
ROBIN MORAN, husband and wife.

[Handwritten Signature] Notary Public

My commission expires 2/28/17

This instrument was prepared by RYAN B. WERNER, 1655 N. ARLINGTON HEIGHTS ROAD, SUITE 102 E.,
ARLINGTON HEIGHTS, IL 60004

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LEGAL DESCRIPTION

(SEE ATTACHED EXHIBIT A
LEGAL DESCRIPTION RIDER)

PERMANENT TAX INDEX NO.: 04-14-304-011-4091

STREET ADDRESS: 1145 TAYLOR STREET, UNIT C
NORTHBROOK, IL 60062

Property of Cook County Clerk's Office

MAIL TO:

Ryan B. Werner
1655 N. Arlington Heights Road
Suite 102 E
Arlington Heights, IL 60004

SEND FUTURE TAX BILLS TO:

James B. Moran & Robin Moran
1145 Taylor Street, Unit C
Northbrook, IL 60062

UNOFFICIAL COPY**EXHIBIT A
LEGAL DESCRIPTION RIDER**

For the premises commonly known as: 1145 Taylor Street, Unit C,
Northbrook, Illinois 60062

Permanent Index Number: 04-14-304-011-4091

(1) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 17, 2007 AND KNOWN AS TRUST NUMBER 1114335 AS LESSOR, AND KZF TOWNHOMES VENTURES, L.L.C., AS LESSEE, DATED JULY 17, 2007, WHICH LEASE WAS RECORDED JULY 18, 2007 AS DOCUMENT 0719944005, AND FIRST AMENDMENT RECORDED JANUARY 11, 2008 AS DOCUMENT 0801131112 WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS BEGINNING JULY 17, 2007 AND ENDING DECEMBER 31, 2158 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND):

LOT EC-1 IN THE FINAL PLAT OF SUBDIVISION OF TECHNY PARCELS EC-1 AND EC-2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 2004 AS DOCUMENT NUMBER 0405844049, IN COOK COUNTY, ILLINOIS.

AND EXCLUDING THE FOLLOWING DESCRIBED PARCELS:

EXCLUDED PARCEL 0001 (EC-1 PLAT-OF-HIGHWAYS)

THAT PART OF LOT EC-1 IN THE FINAL PLAT OF SUBDIVISION OF TECHNY PARCELS EC-1 AND EC-2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 2004 AS DOCUMENT NUMBER 0405844049, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT EC-1; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF WAUKEGAN ROAD AS MONUMENTED AND OCCUPIED, BEING ALSO THE EASTERLY LINE OF SAID LOT EC-1, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) SOUTH 70 DEGREES 09 MINUTES 19 SECONDS EAST, A DISTANCE OF 371.91 FEET TO A POINT OF CURVATURE; 2) SOUTHEASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4513.77 FEET, HAVING A CHORD BEARING OF SOUTH 36 DEGREES 02 MINUTES 16 SECONDS EAST, A DISTANCE OF 647.86 FEET TO A POINT OF TANGENCY; 3) SOUTH 31 DEGREES 55 MINUTES 54 SECONDS EAST, A DISTANCE OF 536.65 FEET TO A POINT OF CURVATURE; 4) SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10462.92 FEET, HAVING A CHORD BEARING OF SOUTH 30 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 398.71 FEET TO A POINT OF TANGENCY; 5) SOUTH 29 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 190.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT EC-1, BEING ALSO THE NORTH LINE OF KAMP DRIVE AS HERETOFORE DEDICATED BY INSTRUMENT RECORDED DECEMBER 22, 2000 AS DOCUMENT NUMBER 0001007540; THENCE SOUTH 60 DEGREES 15 MINUTES 06 SECONDS WEST ALONG SAID NORTH LINE OF KAMP DRIVE A DISTANCE OF 49.00 FEET; THENCE NORTH 15 DEGREES 15 MINUTES 06 SECONDS EAST, A DISTANCE OF 21.21 FEET; THENCE NORTH 29 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 175.09 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10428.92 FEET, HAVING A CHORD BEARING OF NORTH 30 DEGREES 50 MINUTES 24 SECONDS WEST, A

CONTINUED ON NEXT PAGE

UNOFFICIAL COPY**EXHIBIT A (continued)**

DISTANCE OF 397.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 31 DEGREES 55 MINUTES 54 SECONDS WEST, A DISTANCE OF 536.65 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4479.77 FEET, HAVING A CHORD BEARING OF NORTH 36 DEGREES 02 MINUTES 36 SECONDS WEST, A DISTANCE OF 642.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 40 DEGREES 09 MINUTES 19 SECONDS WEST, A DISTANCE OF 314.59 FEET; THENCE NORTH 82 DEGREES 34 MINUTES 29 SECONDS WEST, A DISTANCE OF 71.10 FEET TO THE NORTHERLY LINE OF SAID LOT EC-1, BEING ALSO THE SOUTHERLY LINE OF HERETOFORE DEDICATED FOUNDERS DRIVE PER DOCUMENT RECORDED FEBRUARY 27, 2004 AS NUMBER 0405839014; THENCE NORTH 46 DEGREES 28 MINUTES 03 SECONDS EAST ALONG SAID SOUTHERLY LINE OF FOUNDERS DRIVE A DISTANCE OF 82.10 FEET THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(11) FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOCATED ON:

UNIT NUMBER 127 1145 TAYLOR STREET IN THE MEADOW RIDGE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT EC-1 IN THE FINAL PLAT OF SUBDIVISION OF TECHNY PARCELS EC-1 AND EC-2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 2004 AS DOCUMENT NUMBER 0405844049, IN COOK COUNTY, ILLINOIS, AND EXCLUDING THE FOLLOWING DESCRIBED PARCELS:

EXCLUDED PARCEL 0001 (EC-1 PLAT-OF-HIGHWAYS)

THAT PART OF LOT EC-1 IN THE FINAL PLAT OF SUBDIVISION OF TECHNY PARCELS EC-1 AND EC-2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 2004 AS DOCUMENT NUMBER 0405844049, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT EC-1; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF WAUKEGAN ROAD AS MONUMENTED AND OCCUPIED, BEING ALSO THE EASTERLY LINE OF SAID LOT EC-1, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) SOUTH 40 DEGREES 09 MINUTES 19 SECONDS EAST, A DISTANCE OF 371.91 FEET TO A POINT OF CURVATURE; 2) SOUTHEASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4513.77 FEET, HAVING A CHORD BEARING OF SOUTH 36 DEGREES 02 MINUTES 36 SECONDS EAST, A DISTANCE OF 647.86 FEET TO A POINT OF TANGENCY; 3) SOUTH 31 DEGREES 55 MINUTES 54 SECONDS EAST, A DISTANCE OF 536.65 FEET TO A POINT OF CURVATURE; 4) SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10482.92 FEET, HAVING A CHORD BEARING OF SOUTH 30 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 398.71 FEET TO A POINT OF TANGENCY; 5) SOUTH 29 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 190.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT EC-1, BEING ALSO THE NORTH LINE OF KAMP DRIVE AS HERETOFORE DEDICATED BY INSTRUMENT RECORDED DECEMBER 22, 2000 AS DOCUMENT NUMBER 0001007540; THENCE SOUTH 60 DEGREES 15 MINUTES 06 SECONDS WEST ALONG SAID NORTH LINE OF KAMP DRIVE A DISTANCE OF 49.00 FEET; THENCE NORTH 15 DEGREES 15 MINUTES 06 SECONDS EAST, A DISTANCE OF 21.21 FEET; THENCE NORTH 29 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 175.09 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY

UNOFFICIAL COPY**EXHIBIT A (continued)**

ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10428.92 FEET, HAVING A CHORD BEARING OF NORTH 30 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 397.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 31 DEGREES 55 MINUTES 54 SECONDS WEST, A DISTANCE OF 536.65 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 4479.77 FEET, HAVING A CHORD BEARING OF NORTH 36 DEGREES 02 MINUTES 36 SECONDS WEST, A DISTANCE OF 642.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 40 DEGREES 09 MINUTES 19 SECONDS WEST, A DISTANCE OF 314.59 FEET; THENCE NORTH 82 DEGREES 34 MINUTES 29 SECONDS WEST, A DISTANCE OF 71.10 FEET TO THE NORTHERLY LINE OF SAID LOT EC-1, BEING ALSO THE SOUTHERLY LINE OF HERETOFORE DEDICATED FOUNDERS DRIVE PER DOCUMENT RECORDED FEBRUARY 27, 2004 AS NUMBER 0405839014; THENCE NORTH 45 DEGREES 28 MINUTES 03 SECONDS EAST ALONG SAID SOUTHERLY LINE OF FOUNDERS DRIVE A DISTANCE OF 82.10 FEET THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0829134106, AMENDED BY FIRST AMENDMENT RECORDED NOVEMBER 21, 2008 AS DOCUMENT 0832645065, AMENDED BY SECOND AMENDMENT RECORDED NOVEMBER 24, 2008 AS DOCUMENT 0832945042, AMENDED BY THIRD AMENDMENT RECORDED JANUARY 9, 2009 AS DOCUMENT 000916038; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

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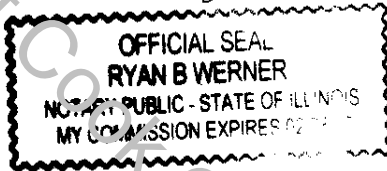
STATEMENT
by
GRANTOR and GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated: 8/29/13

Signature: [Signature]
Grantor or Agent

SWORN TO and SIGNED before me
this 29th day of August



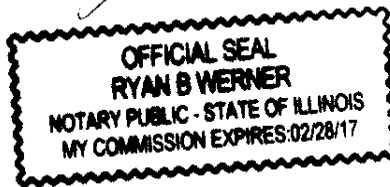
[Signature]
NOTARY PUBLIC

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 title to real estate under the laws of the State of Illinois.

Dated: 8/29/13

Signature: [Signature]
Grantee or Agent

SWORN TO and SIGNED before me
this 29 day of August



[Signature]
NOTARY PUBLIC

NOTE: Any person who knowingly submits a false statement concerning the identity or a grantee shall be guilty of a Class C misdemeanor for the first offense and of Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)