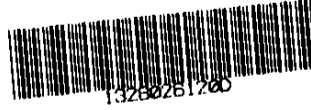


# UNOFFICIAL COPY



Doc#: 1328026120 Fee: \$42.00  
RHSP Fee: \$9.00 RPPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/07/2013 04:12 PM Pg: 1 of 3

## WARRANTY DEED TENANCY BY THE ENTIRETY Statutory (Illinois) (Individual to Individual)

### THE GRANTOR

Lester D. Anderson and Katherine W. Anderson, husband and wife as tenants by the entirety

2147 Claridge Lane

of the Village of Northbrook, County of Cook, State of Illinois for and in consideration of Ten and no/100 \_\_\_\_\_ DOLLARS, in hand paid,

CONVEYS AND WARRANTS TO:

**KEVIN BOLAND AND CELINE F. BOLAND**

720 Green Bay Rd. #2D

Winnetka, IL 60093

as husband and wife, as **TENANTS BY THE ENTIRETY** and not as Joint Tenants with rights of survivorship, nor as Tenants in common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:


### LEGAL DESCRIPTION ATTACHED

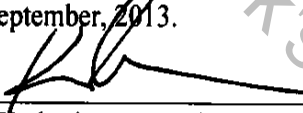
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. \* TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants nor as Tenants in Common but as **TENANTS BY THE ENTIRETY** forever. SUBJECT TO: General taxes for 2013 and subsequent years and

Permanent Index Number (PIN): 04-14-301-077-0000

Address of Real Estate: 2147 Claridge Lane, Northbrook, IL 60062

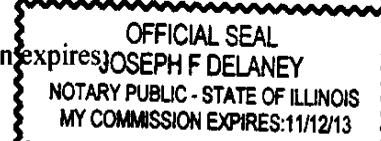
Dated this <sup>5<sup>th</sup> KVA</sup> 12<sup>th</sup> day of September, 2013.

 (SEAL)  
Lester D. Anderson

 (SEAL)  
Katherine W. Anderson

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lester D. Anderson and Katherine W. Anderson personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 12<sup>th</sup> day of September, 2013

Commission expires:   
OFFICIAL SEAL  
JOSEPH F. DELANEY  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 11/12/13

  
Notary Public

This instrument was prepared by: Frost Kivianan McMahon & O'Connor LLC 11 S. Dunton Ave. Arlington Heights, IL 60005

Mail to:

Dan Fajerstein  
513 Chicago Ave  
Evanston, IL 60202

Send Subsequent tax bills to:

Kevin and Celine Boland  
2147 Claridge Lane  
Northbrook, IL 60062

S Y  
P 3  
S N  
SC Y  
INT OK

Att 1300960 182

**UNOFFICIAL COPY**

Address Given: 2147 Claridge Lane  
Northbrook, IL 60062

Property Tax No(s): 04-14-301-077-0000

Legal Description:

**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 SAVING BANK UNDER TRUST AGREEMENT DATED APRIL 29, 1991 AND KNOWN AS TRUST NUMBER 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 09, 1996 AS DOCUMENT NUMBER 96927871, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO GROUND LEASE DATED AS OF JANUARY 06, 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 NUMBER 97141059, AS AMENDED BY THAT CERTAIN JOINDER TO GROUND LEASE DATED AS OF NOVEMBER 07, 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 NUMBER 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 03, 1997 AS DOCUMENT NUMBER 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 RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS:**

**BUILDING SITE 70**

**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 03, 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 808.30 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 816.74 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2147 CLARIDGE LANE) FOR A PLACE OF BEGINNING;**

**THENCE ALONG A LINE FOLLOWING THE NEXT THREE (3) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 57 DEGREES 21 MINUTES 41 SECONDS WEST 36.92 FEET; 2) NORTH 32 DEGREES 38 MINUTES 19 SECONDS WEST 8.17 FEET; 3) SOUTH 57 DEGREES 21 MINUTES 41 SECONDS WEST 19.33 FEET; THENCE NORTH 32 DEGREES 38 MINUTES 19 SECONDS WEST 23.34 FEET TO THE CENTERLINE OF A PARTY WALL; THENCE NORTH 57 DEGREES 21 MINUTES 41 SECONDS EAST ALONG THE CENTER LINE OF THE PARTY WALL FOR 64.00 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT FOUR (4) COURSES AND DISTANCES**

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COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 32 DEGREES 38 MINUTES 19 SECONDS EAST 4.00 FEET; 2) SOUTH 57 DEGREES 21 MINUTES 41 SECONDS WEST 2.00 FEET; 3) SOUTH 32 DEGREES 38 MINUTES 19 SECONDS EAST 15.29 FEET; 4) SOUTH 57 DEGREES 21 MINUTES 41 SECONDS WEST 5.75 FEET; THENCE SOUTH 32 DEGREES 38 MINUTES 19 SECONDS EAST 12.21 FEET TO THE PLACE OF BEGINNING, CONTAINING 1722 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE:") BUILDING SITE COMMONLY KNOWN AS 2147 CLARIDGE LANE, NORTHBROOK, ILLINOIS.

**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 03, 1997, AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 03, 1997 AS DOCUMENT NUMBER 97820006 (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.

**PARCEL IV:**

LIMITED COMMON AREAS FOR BUILDING SITE 70

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 03, 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 808.30 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 816.14 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2147 CLARIDGE LANE); FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT TWO (2) COURSES AND DISTANCES COINCIDENT WITH EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 32 DEGREES 38 MINUTES 19 SECONDS WEST 12.21 FEET; 2) NORTH 57 DEGREES 21 MINUTES SECONDS EAST 5.75 FEET; THENCE NORTH 32 DEGREES 38 MINUTES 19 SECONDS WEST 5.75 FEET; THENCE NORTH 57 DEGREES 21 MINUTES 41 SECONDS EAST 8.75 FEET; THENCE SOUTH 32 DEGREES 38 MINUTES 19 SECONDS EAST 18.00 FEET; THENCE SOUTH 57 DEGREES 21 MINUTES 41 SECONDS WEST 14.50 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER		09/13/2013
	COOK	\$235.00
	ILLINOIS:	\$470.00
	TOTAL:	\$705.00

04-14-301-077-0000 | 20130901601155 | SAWKLF