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This instrument prepared by:
Mitchell B. Ruchim & Associates, P.C.
3000 Dundee Road, Suite 415
Northbrook, Illinois 60062

After recording return to:
CINDY K. BUSS
2278 Washington Dr.
Northbrook, IL
60062

SP147733/
201403013801/2



Doc#: 1410433020 Fee: \$54.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/14/2014 09:33 AM Pg: 1 of 9

(Reserved for Recorder's Office Only)

MEADOW RIDGE TOWNHOMES CONDOMINIUM UNIT SPECIAL WARRANTY DEED

and

PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE



THIS SPECIAL WARRANTY DEED AND PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE (this "Instrument"), is made as of March 27, 2014 by and between KZF TOWNHOMES VENTURE, L.L.C., an Illinois limited liability company, whose address is 1400 Techny Road, Northbrook, Illinois 60062 ("Grantor/Assignor"), and Cindy K. Buss, individually, whose address is 1525 Elm Avenue, Northbrook, Illinois 60062 ("Grantee/Assignee").

Section 1. Conveyance to Grantee/Assignee. Grantor/Assignor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand, paid to Grantor/Assignor by Grantee/Assignee, the receipt and sufficiency of such consideration is hereby acknowledged, has GRANTED, BARGAINED, SOLD, AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, ALIEN, CONVEY and CONFIRM unto Grantee/Assignee that certain Townhome in the Meadow Ridge Townhomes legally described in Exhibit A attached hereto and made a part hereof (collectively, the "Premises").

Address of Premises: 2278 Washington Drive, Northbrook, Illinois 60062

Permanent Index Number: 04-14-304-008-0000 (affects this premises and others)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way thereto appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, claim or demand whatsoever of Assignor/Grantor, either in law or equity of, in and to the Premises, and in and to such hereditaments and appurtenances: TO HAVE

REAL ESTATE TRANSFER		03/27/2014
	COOK	\$251.00
	ILLINOIS:	\$502.00
	TOTAL:	\$753.00

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AND TO HOLD the Premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor/Assignor, for itself and its successors, does hereby covenant, promise and agree to and with Grantee/Assignee, and Grantee's/Assignee's successors and assigns, that Grantor/Assignor has not done or suffered to be done anything whereby the Premises is or may be in any manner encumbered or charged, except as provided in this Instrument, and that Grantor/Assignor will WARRANT AND DEFEND Grantee's/Assignee's title to the Premises against all persons lawfully claiming title to or any interest in the Premises by, through or under Grantor/Assignor, subject to: those matters set forth on Exhibit B attached hereto and made a part hereof.

Grantor/Assignor also hereby grants to the Grantee/Assignee, its successors and assigns, as rights and easements appurtenant to the above described Real Estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership and of Covenants, Conditions, Easements and Rights for Meadow Ridge Condominiums recorded by the Office of the Recorder of Deeds of Cook County, Illinois on October 17, 2008 as Document No.0829134106, as the same may have been amended from time to time (the "Declaration"), and Grantor/Assignor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Instrument is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Section 2. Partial Assignment of Ground Lease. Grantor/Assignor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to Grantor/Assignor by Grantee/Assignee, hereby assigns to Grantee/Assignee and Grantee/Assignee, by acceptance and execution of this Instrument, hereby expressly agrees (i) to assume an undivided interest in and to the leasehold estate created by that certain Ground Lease for Real Estate Parcel EC-1 dated July 17, 2007 by and between Chicago Title Land Trust Company, as Trustee under Trust Agreement dated July 17, 2008 and known as Trust No. 1114335, as Lessor, and KZF Townhomes Venture, L.L.C., an Illinois limited liability company, as Lessee, recorded by the Office of the Recorder of Deeds of Cook County, Illinois on July 18, 2007 as Document No. 0719944005, and First Amendment Recorded January 11, 2008 as Document 0801131112 (the "Ground Lease"), including all exhibits thereto, (ii) jointly with all other Unit Owners (as and to the extent specifically set forth in the Ground Lease) to assume all obligations of Lessee thereunder remaining to be performed during the Term of the Ground Lease (including, without limitation, the obligation to pay in accordance with the Ground Lease, proportionate share of Grantee/Assignee of all Ground Rent, Taxes and other amounts due to Lessor under the Ground Lease), and (iii) to perform all of the terms, covenants, conditions, agreements and obligations of Lessee to be performed or fulfilled under the Ground Lease with respect to the Premises being conveyed and the interests assigned by this Instrument to Assignee/Grantee, and with respect to the Common Elements (as defined in the Declaration) in common with all of the other Unit Owners). The terms "Lessor", "Lessee", "Ground Rent", "Unit Owners" and "Term" as used in this Section shall have the respective meanings ascribed to such terms in the Ground Lease.

Section 3. No Separate Future Conveyances/Assignments. Grantee/Assignee further agrees and understands, by acceptance and execution of this Instrument, that under the terms of the Ground Lease, the ownership interest of Grantee/Assignee conveyed in the lot/unit herein, and the undivided interest of Grantee/Assignee in the leasehold estate assigned by this Instrument are not and shall not be separately transferable, and any attempted conveyance or assignment of one or more (but less than all) of such

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interests comprising the Premises (including the leasehold estate) shall automatically be deemed to be a conveyance and assignment of all interests comprising the Premises (including the leasehold estate).

[Signature Pages Follow]

Property of **Cook County Clerk's Office**
RECORDED BY _____
COOK COUNTY
RECORDED BY _____
COOK COUNTY

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IN WITNESS WHEREOF, Grantor/Assignor has caused this Instrument to be executed as of the date and year first above written.

GRANTOR/ASSIGNOR:
KZF TOWNHOMES VENTURE, L.L.C.
BY: KZF Holdings, LLC its managing member

By: [Signature] 3-27-14
Manager Date

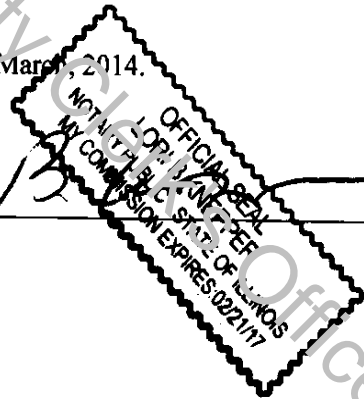
By: [Signature] 3-27-14
Manager Date

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County in the State aforesaid, DO HEREBY CERTIFY that Steven C. Friedman, Manager and Daniel B. Zivin, Manager to KZF TOWNHOMES VENTURE, LLC, an Illinois Limited Liability Company, By KZF Holdings, LLC, its managing member, an Illinois Limited Liability Company, who is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that they, being thereunto duly authorized, signed and delivered said instrument as their free and voluntary act of said limited liability company and as their own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 27th day of March, 2014.

[Signature]
Notary Public



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Exhibit A

**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 ST5147733 BNC
 STREET ADDRESS: 2278 WASHINGTON DRIVE
 CITY: NORTHBROOK COUNTY: COOK
 TAX NUMBER: 04-14-304-008-0000

LEGAL DESCRIPTION:

THE ESTATE OF INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS:

(I) 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 KZI 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 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 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

(CONTINUED)

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 ST5147733 BNC
STREET ADDRESS: 2278 WASHINGTON DRIVE
CITY: NORTHBROOK **COUNTY:** COOK
TAX NUMBER: 04-14-304-008-0000

LEGAL DESCRIPTION:

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 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 FOUNDER DRIVE PER DOCUMENT RECORDED FEBRUARY 27, 2004 AS NUMBER 0405839014; THENCE NORTH 46 DEGREES 28 MINUTES 03 SECONDS EAST ALONG SAID SOUTHERLY LINE OF FOUNDER DRIVE A DISTANCE OF 82.10 FEET THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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

UNIT NUMBER 79 2278 WASHINGTON DRIVE 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

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TAX NUMBER: 04-14-304-008-0000

LEGAL DESCRIPTION:

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 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 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.

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 0900916038 AND AMENDED BY DOCUMENT NUMBER 1407616056 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

- Subject to:
- a) general real estate taxes not yet due and payable;
 - b) The Meadow Ridge Documents, including the Declaration, Ground Lease and all amendments and exhibits;
 - c) applicable zoning and building laws and ordinances and other ordinances of record
 - d) encroachments, if any, provided the title company insures over same.
 - e) acts done or suffered by Grantee/Assignee or anyone claiming by, through or under Purchaser;
 - f) utility easements, if any, whether recorded or unrecorded, provided they do not underlie the improvements on the Property.
 - g) covenants, conditions, restrictions, easements, declarations and agreements of record including, without limitation, those set forth on the Plat of Subdivision and any Planned Unit E Development Plat of the Meadow Ridge project, provided they are not violated by the improvements on the Property, only to the extent that aforesaid do not materially, adversely impair the use of the Property as a condominium residence;
 - h) leases and licenses affecting the Common Elements;
 - i) the Illinois Condominium Property Act;
 - j) liens and other matters of title over which the title company is willing to insure; and
 - k) right of first offer as set forth in Paragraph 26 of the real estate contract between the parties.