



Doc#: 1415041009 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/30/2014 09:50 AM Pg: 1 of 6

140379602-682

1/3

Prepared by:  
Morton J. Rubin, PC  
3330 Dundee Rd ste. C4  
Northbrook, IL 60062  
  
Return Deed to:  
Morton J. Rubin, PC  
3330 Dundee Rd ste. C4  
Northbrook, IL 60062

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED AND PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Administrative Department

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**PREPARED BY:**

Morton J. Rubin, P.C.  
3330 Dundee Road, Suite C4  
Northbrook, IL 60062

**AFTER RECORDING MAIL TO:**

Debra Yale  
1107 Donegal Lane  
Northbrook, Illinois 60062

## 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 May 19, 2014 by and between **RONALD IRA RUBENSTEIN AND ELLEN-SUE RUBENSTEIN**, whose address is 845 Gleneagle Lane, Northbrook, Illinois 60062 ("Grantor/Assignor"), and **STEVEN B DRITZ AND BARBARA DRITZ AS TRUSTEE OF BARBARA DRITZ REVOCABLE TRUST DATED 10/9/2007, FOR THE BENEFIT OF BARBARA DRITZ**, not as joint tenants or tenants in common, but as Tenants by the Entirety, whose address is 4305 Terri Lane, 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 the following (collectively, the "Promises").

Together with the exclusive right to use and enjoy the Limited Common Area appurtenant to the Building Site and legally described in the Declaration (the "Limited Common Area"), in accordance with the provisions of the Declaration. Together with all and singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of Assignor/Grantor, either in law or equity of, in and to the Property, with the hereditaments and appurtenances (but excluding fee simple title to the land)

**PARCEL 1:**

SEE ATTACHED LEGAL DESCRIPTION.

AN UNDIVIDED 1/151 INTEREST IN (I) THAT CERTAIN GROUND LEASE DATED AS OF NOVEMBER 22, 1996 BY AND BETWEEN COLE TAYLOR, 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 ASSIGN/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 RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS:

BUILDING SITE 101

**REAL ESTATE TRANSFER**

05/22/2014



<b>COOK</b>	\$431.25
<b>ILLINOIS:</b>	\$862.50
<b>TOTAL:</b>	\$1,293.75

ATG FORM 4011  
© ATG (12/07)

04-14-301-108-0000 | 20140501603687 | HB360D

Attorneys' Title Guaranty Fund, Inc.  
1-S. Wacker Dr., 81st Fl. 60601  
Chicago, IL 60601-1030  
Attn: Search Department

FOR USE IN ALL STATES  
Page 1 of 4

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Subject, to general real estate taxes not yet due and payable, Declaration of Covenants, Conditions, Restrictions, Easements and Rights for the Royal Ridge Subdivision dated November 3, 1997 and recorded with the Cook County, Illinois Recorder of Deeds on November 3, 1997 as document number 97820006, as amended from time to time (the "Declaration"); easements granted in the Declaration; the Ground Lease (as defined in the Declaration); building lines and utility easements of record that do not underlie the improvements on the property; and installments due after the date of Closing of general assessments established pursuant to the "Declaration".

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises with the appurtenances, unto Assignee/Grantee

Permanent Index Number(s): 04-14-301-108-0000

Property Address: 845 GLENEAGLE LANE, NORTHBROOK, IL 60062

Property of Cook County Clerk's Office

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Permanent Index Number(s): 04-14-301-108-0000

Property Address: 845 GLENEAGLE LANE, NORTHBROOK, IL 60062

~~Subject, however, to the general taxes for the year of Second Installment 2013 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.~~

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 15<sup>th</sup> day of May, 2014

X Ronald Ira Rubenstein  
 RONALD IRA RUBENSTEIN

X Ellen-Sue Rubenstein  
 ELLEN-SUE RUBENSTEIN

STATE OF IL }  
 COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that RONALD IRA RUBENSTEIN and ELLEN-SUE RUBENSTEIN, personally known to me to be the same person(s) whose name(s) 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 said 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, this 15<sup>th</sup> day of May, 2014

Judith S. Stanker  
 Notary Public  
 My commission expires: 01-28-18



Mail tax bills to:  
 Barbara Dritz Trust  
 845 Gleneagle  
 Northbrook, IL 60062

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## ATTORNEYS' TITLE GUARANTY FUND, INC.

### LEGAL DESCRIPTION

**Permanent Index Number:**  
Property ID: 04-14-301-108-0000

**Property Address:**  
845 GLENEAGLE LANE  
NORTHBROOK, IL 60062

**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, 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 ASSIGN/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 RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS:

**BUILDING SITE 101**

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 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 1349.98 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 131.48 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 845 GLENEAGLE LANE) FOR A PLACE OF BEGINNING: THENCE ALONG A LINE FOLLOWING THE NEXT SEVENTEEN (18) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE 1) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 23.55 FEET 2) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 26.63 FEET; 3) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 20.92 FEET; 4) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 2.00 FEET; 5) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 12.17 FEET; 6) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 10.66 FEET; 7) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 2.67 FEET; 8) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 15.83 FEET; 9) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 2.67 FEET; 10) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 23.02 FEET; 11) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 20.00 FEET; 12) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 8.00 FEET; 13) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 5.00 FEET; 14) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1.83 FEET; 15) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 14.62 FEET; 16) SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 8.27 FEET; 17) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 5.62 FEET; 18) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 11.17 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 52.63 FEET TO

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THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 845 GLENEAGLE LANE, NORTHBROOK, ILLINOIS 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:

EASEMENT APPURTENANT TO PARCELS 1 AND 2 FOR THE BENEFIT OF SUCH PARCELS AS SET FORTH IN THE AFORESAID DECLARATION.

## LIMITED COMMON AREA FOR BUILDING SITE 101

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 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 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 1349.98 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 131.48 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCES (KNOWN AS 845 GLENEAGLE LANE) FOR A PLACE BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT EIGHTEEN (18) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 23.55; 2) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 26.63 FEET; 3) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 20.92 FEET; 4) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 2.00 FEET 5) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 12.17 FEET 6) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 10.65 FEET; 7) NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 2.67 FEET; 8) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 15.83 FEET; 9) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 2.67 FEET; 10) NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 23.02 FEET; 11) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 20.00 FEET; 12) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 8.00 FEET; 13) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 5.00 FEET; 14) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1.83 FEET; 15) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 14.62 FEET; 16) SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 8.27 FEET; 17) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 5.62 FEET; 18) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 11.17 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 52.63 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL IV:

EXCLUSIVE RIGHT TO USE OF BRICK PATIO, A LIMITED COMMON AREA, AS DELINEATED ON EXHIBIT D, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF BUILDING SITE 101, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE ROYAL RIDGE SUBDIVISION, RECORDED NOVEMBER 3, 1997 AS DOCUMENT NO. 97820006.