

UNOFFICIAL COPY



1416716000

Doc#: 1416716000 Fee: \$54.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/16/2014 01:00 PM Pg: 1 of 8

ASSIGNMENT AND SPECIAL WARRANTY DEED IN TRUST

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Jeffrey M. Hucek
Attorney at Law
2001 Spring Road, Suite 450
Oak Brook, IL 60523

SEND SUBSEQUENT TAX BILLS TO:

Frances A. Ruffalo
2172 Royal Ridge Drive
Northbrook, IL 60062

This space for recorder's use only

FRAN RUFFALO, also known as FRANCES A. RUFFALO, of the Village of Northbrook, County of Cook, State of Illinois ("Assignor/Grantor"), in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby assigns, conveys and warrants to FRANCES A. RUFFALO, not individually, but solely as Trustee under the provisions of the FRANCES A. RUFFALO REVOCABLE TRUST DATED AUGUST 23, 1999, of 2172 Royal Ridge Drive, Northbrook, Illinois 60062, and unto all and every successor or successors in trust under said trust agreement ("Assignee/Grantee"), all of Assignor/Grantor's interest in the Property, situated in the County of Cook and State of Illinois, as described on Exhibit "A" attached hereto and made a part hereof (collectively, the "Property").

Together with the exclusive right to use and enjoy the Limited Common Area appurtenant to the Building Site and legally described on Exhibit "B" attached hereto and made a part hereof (the "Limited Common Area"), in accordance with the provisions of the Declaration; and together further 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 in equity, of, in and to the Property, with the hereditaments and appurtenances (but excluding fee simple title to the land).

Permanent Real Estate Index No.: 04-14-301-084-0000

Address of Real Estate: 2172 Royal Ridge Drive, Northbrook, Illinois 60062

The conveyance and assignment of the Property is not (and shall not be deemed to be) a conveyance of the fee simple title to the land.

TO HAVE AND TO HOLD the said Property with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

In no case shall any party dealing with said Trustee in relation to said Property, or to whom said Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or

S Yes
P 084
S /
M Yes
SC Yes
E no
INT /

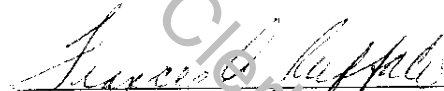
UNOFFICIAL COPY

advanced on said Property, or be obliged to see that the terms of said trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said Property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument: (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and under said trust agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said Property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said Property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

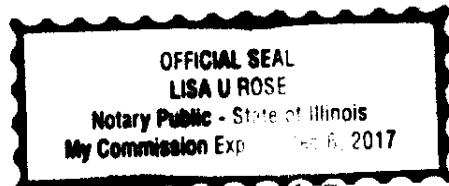
And the said Assignor/Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Assignor/Grantor has hereunto set her hand and seal on the 2 day of June, 2014.



Frances A. Ruffalo

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County and State, hereby certify that FRANCES A. RUFFALO, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 3 day of June, 2014.



NOTARY PUBLIC

UNOFFICIAL COPY

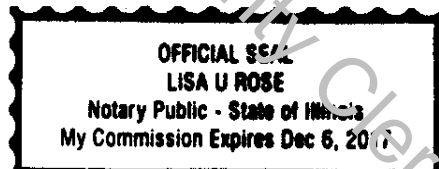
ACCEPTANCE AND ASSUMPTION BY ASSIGNEE/GRANTEE

The undersigned Assignee/Grantee hereby accepts the assignment of the Property from the Assignor/Grantor and expressly agrees to assume (on a non-recourse basis) all rights and obligations of the Lessee pursuant to the terms of the Ground Lease with respect to the Property being assigned and conveyed by this Agreement to Assignee/Grantee, including the obligation to pay in accordance with Section 3.1(e) of the Ground Lease, 1/151 of the Ground Rent due to Lessor under the Ground Lease and 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 Property being assigned and conveyed by this agreement to Assignee/Grantee and with respect to the Common Area in common with all of the other Unit Owners. The terms "Lessee," "Ground Rent," "Common Area" and "Unit Owners" used in this paragraph shall have the meanings set forth in the Ground Lease. Assignee/Grantee further agrees that the interests assigned and conveyed by this agreement as the Property are not and shall not be separately transferable, and any attempted conveyance or assignment of one or more (but less than all) of such interests comprising the Property shall be deemed to be a conveyance and assignment of all interests comprising the Property.

IN WITNESS WHEREOF, Assignee/Grantee has executed this agreement this 2 day of June, 2014.

Frances A. Ruffalo
 Frances A. Ruffalo, as trustee of the
 Frances A. Ruffalo Revocable Trust
 dated August 23, 1999

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County and State, hereby certify that FRANCES A. RUFFALO, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 2 day of June, 2014.

Lisa U Rose
 NOTARY PUBLIC

This transaction is exempt from the provisions of the Real Estate Transfer Tax Law under Paragraph e, Section 31-45 of said Law.

Frances A. Ruffalo 2/6/14
 Buyer, Seller or Representative (Date)

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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 and hold title to real estate under the laws of the State of Illinois.

Dated: June 2, 2014

Signature: *Marcel Ruffalo*
Grantor or Agent

Subscribed and sworn to before me
this 2 day of JUNE, 2014.

Lisa U. Rose
Notary Public



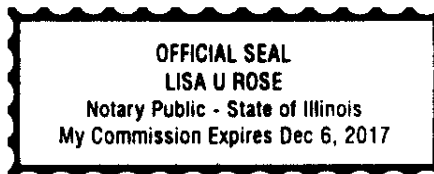
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: June 2, 2014

Signature: *Marcel Ruffalo*
Grantee or Agent

Subscribed and sworn to before me
this 2 day of JUNE, 2014.

Lisa U. Rose
Notary Public



UNOFFICIAL COPY

LEGAL DESCRIPTION

EXHIBIT "A"

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 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 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 NORTHEROOK, ILLINOIS.

PERMANENT INDEX NUMBERS: 04-14-301-004 and 04-14-301-005

UNOFFICIAL COPY

EACH WITH RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS:

BUILDING SITE 77

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 722.05 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 576.00 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A DUPLEX RESIDENCE (KNOWN AS 2172 ROYAL RIDGE DRIVE), FOR A PLACE OF BEGINNING; THENCE SOUTH 42 DEGREES 28 MINUTES 35 SECONDS EAST, 23.34 FEET; THENCE SOUTH 47 DEGREES 31 MINUTES 25 SECONDS WEST ALONG THE CENTERLINE OF THE PARTY WALL OF SAID RESIDENCE FOR 64.00 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT SEVEN (7) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 42 DEGREES 28 MINUTES 35 SECONDS WEST, 4.00 FEET; 2) NORTH 47 DEGREES 31 MINUTES 25 SECONDS EAST, 2.00 FEET; 3) NORTH 42 DEGREES 28 MINUTES 35 SECONDS WEST, 15.29 FEET; 4) NORTH 47 DEGREES 31 MINUTES 25 SECONDS EAST, 5.75 FEET; 5) NORTH 42 DEGREES 28 MINUTES 35 SECONDS WEST, 12.21 FEET; 6) NORTH 47 DEGREES 31 MINUTES 25 SECONDS EAST, 36.92 FEET; 7) SOUTH 42 DEGREES 28 MINUTES 35 SECONDS EAST, 8.17 FEET; 8) SOUTH 47 DEGREES 31 MINUTES 25 SECONDS EAST, 19.33 FEET, TO THE PLACE OF BEGINNING, CONTAINING 1733 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") COMMONLY KNOWN AS 2172 ROYAL RIDGE DRIVE, NORTHBROOK, ILLINOIS 60062.

UNOFFICIAL COPY

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:

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

UNOFFICIAL COPY

EXHIBIT "B"

LIMITED COMMON AREA FOR BUILDING SITE 77

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 722.05 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 576.00 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2172 ROYAL RIDGE DRIVE), THENCE ALONG A LINE FOLLOWING THE NEXT THREE (3) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 47 DEGREES 31 MINUTES 25 SECONDS WEST, 19.33 FEET; 2) NORTH 42 DEGREES 28 MINUTES 35 SECONDS WEST; 8.17 FEET; 3) SOUTH 47 DEGREES 31 MINUTES 25 SECONDS WEST, 36.92 FEET FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT TWO (2) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 42 DEGREES 28 MINUTES 35 SECONDS EAST, 12.21 FEET; 2) SOUTH 47 DEGREES 31 MINUTES 25 SECONDS WEST, 5.75 FEET; THENCE SOUTH 42 DEGREES 28 MINUTES 35 SECONDS EAST, 5.79 FEET; THENCE SOUTH 47 DEGREES 31 MINUTES 25 SECONDS WEST, 8.25 FEET; THENCE NORTH 42 DEGREES 28 MINUTES 35 SECONDS WEST, 18.00 FEET; THENCE NORTH 47 DEGREES 31 MINUTES 25 SECONDS EAST, 14.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.