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Doc#: 1603213058 Fee: \$52.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/01/2016 11:07 AM Pg: 1 of 8

[The Above Space For Recorder's Use Only]

## PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND QUIT CLAIM DEED

**Property Address:** Lot 76, Unit D, 2272 Washington Drive, Northbrook, Illinois 60062

**Permanent Index Number:** 04-14-304-013-4054

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND QUIT CLAIM DEED (this "Assignment") is made as of January 27, 2016, by and between **KILSO Y. LEE**, married to **KIU HEE LEE**, and **KIU HEE LEE** whose addresses are Lot 76, Unit D, 2272 Washington Drive, Northbrook, Illinois 60062 ("Assignor/Grantor") and **KILSO Y. LEE** and **KIU HEE LEE** as **TRUSTEES** of the **KILSO Y. LEE AND KIU HEE LEE DECLARATION OF TRUST** dated January 27, 2016, whose address is Lot 76, Unit D, 2272 Washington Drive, Northbrook, Illinois 60062 ("Assignees/Grantees").

Assignor/Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Assignees/Grantees, the receipt of which is hereby acknowledged, by these presents does hereby REMISE, RELEASE, ALIEN, QUIT CLAIM and ASSIGN, unto Assignees/Grantees that certain Condominium, Townhome Lot 76, Unit D in the Meadow Ridge Townhomes situated in the County of Cook, State of Illinois, known and described on Exhibit A attached hereto and made a part hereof (the "Unit"), together with:

(i) its undivided interest in and to all Common Elements, including an undivided interest in and to the Leasehold Estate created under 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 including all exhibits thereto, and First Amendment Recorded January 11, 2008 as Document 0801131112 including all exhibits thereto, (the "Ground Lease") (and together with the exclusive right to use and enjoy the Limited Common Elements appurtenant to the Unit) allocable to the Unit pursuant to and in accordance with the provisions of the Declaration of Condominium Ownership and of Covenants, Conditions, Easements and Rights for Meadow Ridge Townhomes recorded by 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 (as so amended, the "Declaration"); and,

(ii) all and singular the hereditaments and appurtenances thereto 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 Unit, with the hereditaments and appurtenances (collectively, the "Property") TO HAVE AND TO HOLD the Unit, Townhome Lot 76, Unit D in the Meadow Ridge Townhomes situated in the County of Cook,

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State of Illinois, known and described on Exhibit A attached hereto and made a part hereof, with such appurtenances, unto Assignees/Grantees.

The conveyance of the Unit is not (and shall not be deemed to be) a conveyance of fee simple title to any of the Property other than the Unit.

Assignee/Grantee, by acceptance and execution of this Assignment, hereby expressly agree to assume all rights and obligations of the Lessee pursuant to the terms of the Ground Lease, with respect to the Unit being conveyed and assigned by this Agreement to Assignee/Grantee (including the obligation of Unit Owner to pay in accordance with 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 Unit being conveyed and assigned by this Agreement to Assignee/Grantee, and with respect to the Common Elements in common with all of the other Unit Owners). The terms "Lessor", "Lessee", "Ground Rent" and "Unit Owners" as used in this paragraph shall have the respective meanings ascribed to such terms in the Ground Lease. Assignee/Grantee further agree that the interests conveyed and assigned by this Assignment 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.

Permanent Real Estate Index Number(s): 04-14-304-013-4054

Address(es) of Real Estate: Lot 76, Unit D, 2272 Washington Drive, Northbrook, Illinois 60062

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

Dated this 27<sup>th</sup> day of January, 2016

ASSIGNOR/GRANTOR:

  
\_\_\_\_\_  
Kilso Y. Lee

ASSIGNOR/GRANTOR:

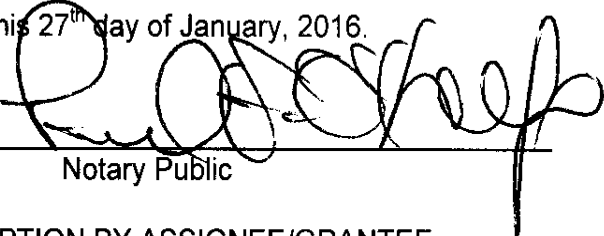
  
\_\_\_\_\_  
Kiu/Hee Lee

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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 Kilso Y. Lee and Kiu Hee Lee, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that each signed and delivered the said instrument as his/her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27<sup>th</sup> day of January, 2016.

  
\_\_\_\_\_  
Notary Public

### ACCEPTANCE AND ASSUMPTION BY ASSIGNEE/GRANTEE

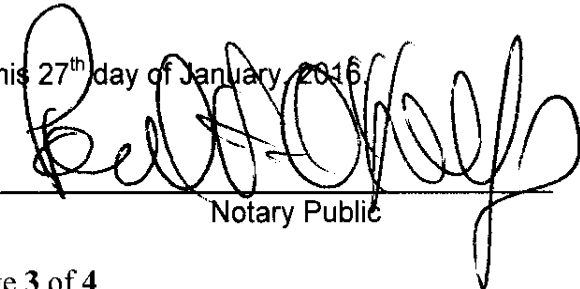
The undersigned, Assignee/Grantee, hereby accept the conveyance of the Unit from Assignor/Grantor and join in the execution of this Assignment for the purpose of agreeing to assume those rights and obligations of the Lessee pursuant to the terms of the Ground Lease as described in this instrument and agree to the other terms and provisions of this instrument, the Declaration, and the Ground Lease.

  
\_\_\_\_\_  
Kilso Y. Lee, as co-trustee of the Kilso Y. Lee And Kiu Hee Lee Declaration Of Trust dated January 27, 2016  
\_\_\_\_\_  
Kiu Hee Lee, as co-trustee of the Kilso Y. Lee And Kiu Hee Lee Declaration Of Trust dated January 27, 2016

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 Kilso Y. Lee and Kiu Hee Lee as co-trustees, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27<sup>th</sup> day of January, 2016.

  
\_\_\_\_\_  
Notary Public

Notary Public  
1000 N. Dearborn St.  
Chicago, IL 60610  
Tel: 312.555.1234

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Exempt under provisions of Paragraph (e), Section 45, Real Estate Transfer Tax Law, 35 ILCS 200/31-1, et seq. X Paul F. O'Keefe

Signature of buyer, Seller, or representative

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Send subsequent tax bill to:

Kilso Y. Lee  
Lot 76, Unit D, 2272 Washington Drive  
Northbrook, Illinois 60062

This Instrument was prepared by: Paul F. O'Keefe, O'Keefe Law Office, 123 N. Wacker Drive, Suite 1600,  
Chicago, Illinois 60605

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****EXHIBIT A  
LEGAL DESCRIPTION RIDER**

For the premises commonly known as 2272 Washington Drive, Lot 76D, Northbrook, Illinois 60062

Permanent Index Number(s): 04-14-304-005-4054

(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 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 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

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## 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 76 2272 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 24513.77 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 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

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## STATEMENT BY GRANTOR AND GRANTEE

### GRANTOR

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 JANUARY 27, 2016

Signature: X Kim Mc Lee  
Grantor or Agent

Dated JANUARY 27, 2016

Signature: Kim Mc Lee  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor(s)  
this 27th day of January, 2016.

Paul F. O'Keefe  
NOTARY PUBLIC Paul F. O'Keefe

### GRANTEE

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 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.

Date JANUARY 27, 2016

Signature: X Kim Mc Lee  
Grantee or Agent

Date JANUARY 27, 2016

Signature: Kim Mc Lee  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee(s)  
this 27th day of January, 2016.

Paul F. O'Keefe  
NOTARY PUBLIC Paul F. O'Keefe

(attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

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