

UNOFFICIAL COPY

This instrument prepared by:
Jodi M. Robinson-Berezin, Attorney at
Law
1790 Nations Drive, #202
Gurnee, IL 60031



Doc# 1703104044 Fee \$50.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2017 12:23 PM PG: 1 OF 7

After recording return to:

Offenhimer Law Group, LLC
750 W. Lake Cook Rd, #290
Buffalo Grove, IL 60089

FIRST AMERICAN TITLE
FILE # 280207
112

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 January 19, 2017 by and between Harold Irgang, divorced and not since remarried, and Janet Irgang, divorced and not since remarried, whose address is 2264 Washington Drive, Northbrook, IL 60062 ("Grantor/Assignor") and Chicago Title Land Trust Company, as Trustee under Trust Agreement dated December 28, 2016 and known as Trust No. 8002373285, whose address is 10 S. LaSalle Street, Suite 2750, Chicago, IL 60603 ("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 Lot 72, Unit C in the Meadow Ridge Townhomes legally described in Exhibit A attached hereto and made a part hereof (collectively, the "Premises").

Address of premises: 2264 Washington Drive, ^{#72-C} Northbrook, IL 60062

Permanent Index Number: 04-14-304-015-4104

REAL ESTATE TRANSFER TAX

24-Jan-2017



COUNTY: 308.75
ILLINOIS: 617.50
TOTAL: 926.25

04-14-304-015-4104

20170101601969 | 0-413-940-928

S Y
P 7
S N
SC V
INT AS

UNOFFICIAL COPY

Together with all and singular 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 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

UNOFFICIAL COPY

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 Page Follows]

Send subsequent tax bills to:

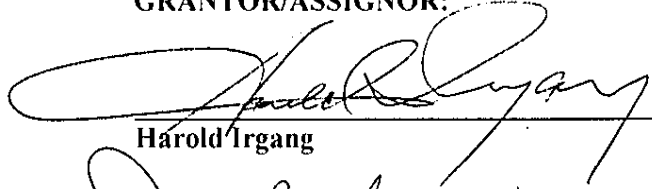
Holly Marcus
301 N Dearborn 605
Chicago IL 60610

Property of Cook County Clerk's Office

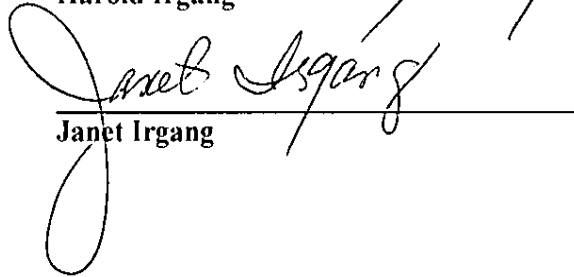
UNOFFICIAL COPY

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

GRANTOR/ASSIGNOR:



Harold Irgang



Janet Irgang

Property of Cook County Clerk's Office

UNOFFICIAL COPY

ACCEPTANCE AND ASSUMPTION BY ASSIGNEE/GRANTEE

The undersigned, Grantee/Assignee, hereby accepts the conveyance of the Premises from Grantor/Assignor and join(s) in the execution of this Instrument for the purpose of agreeing to assume those certain rights and obligations of the Lessee pursuant to the terms of the Ground Lease as described in this Instrument and otherwise agreeing to the other terms and provisions of this Instrument, the Declaration, and the Ground Lease.

Chicago Title Land Trust Company, as Trustee under Trust Agreement dated December 28, 2016 and known as trust no. 8002373285.

By: Natalie Foster



This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

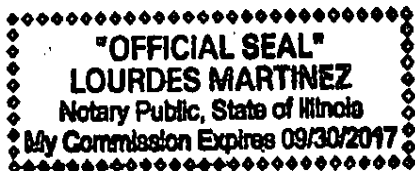
STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County in the State aforesaid, DO HEREBY CERTIFY that NATALIE FOSTER, who is (are) personally known to me to be the person whose name is (are) subscribed to the foregoing instrument, appeared before me this day in person(s) and acknowledged that he (she)(they) signed and delivered the said instrument as his (her) (their) own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 6th day of January, 2017.

[Signature]
Notary Public

My commission expires: _____



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Unit 72, in 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 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 Northwestery 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 Northwestery 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, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Index #'s: 04-14-304-015-4104 (Vol. 132)

Property Address: 2264 Washington Dr, #72-C, Northbrook, Illinois 60062