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1708813085D

TRUSTEE'S DEED

Doc# 1708813085 Fee \$50.00

PREPARED BY AND

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

MAIL TO:

AFFIDAVIT FEE: \$2.00

Irene S. Brewick
Williams & Baerson LLC
One N. LaSalle St., Suite 1350
Chicago, Illinois 60602

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/29/2017 03:26 PM PG: 1 OF 7

March

This indenture made this 11 day of ~~February~~ March, 2017, between Mary B. Hess, not individually, but as Trustee under the terms and provisions of a deed or deeds in trust duly recorded and delivered to said Trustee in pursuance of and under and by virtue of the terms and provisions of a certain trust agreement dated the 4th day of October, 2011, and designated as the **Dorothy Banas Qualified Personal Residence Trust dated 10/4/2011**, of the City of Northbrook, State of Illinois ("Grantor") and (i) Veronica Shedd, 801 Country Club Lane, Northbrook, IL 60062, as to an undivided 1/6 interest, (ii) Stanley John Banas, 224 Brampton, Lake Forest, IL 60045, as to an undivided 1/6 interest, (iii) Andrea Bauer, 1528 Bridle Lane, Bartlett, IL 60103, as to an undivided 1/6 interest, (iv) Michael F. Banas, 6014 Normandy Drive, McKinney, TX 75070, as to an undivided 1/6 interest, (v) James G. Banas, 6884 September Blvd., Long Grove, IL 60047, as to an undivided 1/6 interest, and (vi) Mary B. Hess, 1500 Harlan Lane, Lake Forest, IL 60045, as to an undivided 1/6 interest, *all as tenants in common* (collectively, the "Grantees").

WITNESSETH, That said Grantor, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY AND WARRANT unto said Grantees the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

together with the tenements and appurtenances thereunto belonging.

Permanent Real Estate Index Number: 04-14-301-008-0000
Address of Real Estate: 801 Country Club Lane, Northbrook, Illinois 60062

TO HAVE AND TO HOLD the same unto said Grantees forever.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said Grantor has executed this Deed the day and year first above written.

Mary B. Hess, Trustee as aforesaid

CCRD REVIEW

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary B. Hess, Trustee as aforesaid, Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trustee, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 11 day of MARCH, 2017.

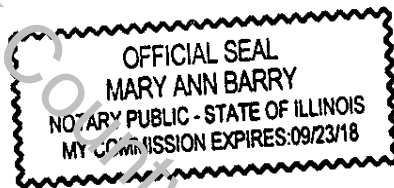
Mary Ann Barry
Notary Public

My Commission expires: Sept. 23, 18.

Exempt under real estate transfer tax law 35 ILCS 200/31-45 sub para. (e) and Cook County Or 93-0-27 Para (e).

Date: 3/11/18 Signed: M. B. Hess

Mail Subsequent tax bills to:
Dorothy Banas
801 Country Club Lane
Northbrook, Illinois 60062



Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the name of the grantees 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 title to real estate under the laws of the State of Illinois.

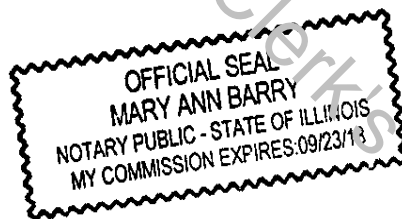
Date: March 11, 2017
M. B. Hess
Mary B. Hess, Trustee as aforesaid, Grantor



Subscribed and sworn to before me by the said Grantor(s) this 11 day of March, 2017.
Notary Public Mary Ann Barry
My commission expires: 9.23.18

The grantee or its 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 title to real estate under the laws of the State of Illinois.

Dated: March 11, 2017
M. B. Hess
Mary B. Hess, Agent, Grantee



Subscribed and sworn to before me by the said Grantee this 11 day of March, 2017.
Notary Public Mary Ann Barry
My commission expires: 9.23.18

NOTE: Any person who knowingly submits false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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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 NORTHBROOK, ILLINOIS.

Address: 801 Country Club Lane, Northbrook, Illinois 60062
PIN: 04-14-301-008-0000

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

BUILDING SITE 1

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 1901.47 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 292.50 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 801 COUNTRY CLUB LANE) FOR A PLACE OF BEGINNING; THENCE FOLLOWING THE NEXT NINETEEN (19) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 73 DEGREES 55 MINUTES 06 SECONDS WEST, 11.17 FEET; 2) SOUTH 16 DEGREES 04 MINUTES 54 SECONDS WEST, 5.02 FEET; 3) SOUTH 61 DEGREES 04 MINUTES 54 SECONDS WEST, 8.27 FEET; 4) NORTH 73 DEGREES 55 MINUTES 06 SECONDS WEST, 14.62 FEET; 5) SOUTH 16 DEGREES 04 MINUTES 54 SECONDS WEST, 1.83 FEET; 6) NORTH 73 DEGREES 55 MINUTES 06 SECONDS WEST, 5.00 FEET; 7) SOUTH 16 DEGREES 04 MINUTES 54 SECONDS WEST, 8.00 FEET; 8) NORTH 73 DEGREES 55 MINUTES 06 SECONDS WEST, 20.00 FEET; 9) NORTH 16 DEGREES 04 MINUTES 54 SECONDS EAST, 23.02 FEET; 10) NORTH 73 DEGREES 55 MINUTES 06 SECONDS WEST, 2.67 FEET; 11) NORTH 16 DEGREES 04 MINUTES 54 SECONDS EAST, 15.83 FEET; 12) SOUTH 73 DEGREES 55 MINUTES 06 SECONDS EAST, 2.67 FEET; 13) NORTH 16 DEGREES 04 MINUTES 54 SECONDS EAST, 10.66 FEET; 14) SOUTH 73 DEGREES 55 MINUTES 06 SECONDS EAST, 12.17 FEET; 15) SOUTH 16 DEGREES 04 MINUTES 54 SECONDS WEST, 2.00 FEET; 16) SOUTH 73 DEGREES 55 MINUTES 06 SECONDS EAST, 20.92 FEET; 17) NORTH 16 DEGREES 04 MINUTES 54 SECONDS EAST, 22.56 FEET; 18) SOUTH 73 DEGREES 55 MINUTES 06 SECONDS EAST, 23.55 FEET; 19) SOUTH 16 DEGREES 04 MINUTES 54 SECONDS WEST, 48.77 FEET TO THE PLACE OF BEGINNING, CONTAINING 2793 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 801 COUNTRY CLUB LANE, NORTHBROOK, ILLINOIS 60062.

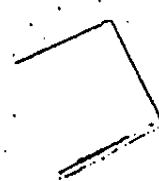
UNOFFICIAL COPY**PARCEL II:**

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. 9782006 (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.

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EXHIBIT "B"

LIMITED COMMON AREA FOR BUILDING SITE 1.

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 97818361, 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 1901.47 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 292.50 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 801 COUNTRY CLUB LANE) FOR A PLACE OF BEGINNING; THENCE SOUTH 16 DEGREES 04 MINUTES 54 SECONDS WEST, 21.30 FEET; THENCE NORTH 73 DEGREES 55 MINUTES 06 SECONDS WEST, 36.64 FEET; THENCE FOLLOWING THE NEXT SIX (6) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE: 1) NORTH 16 DEGREES 04 MINUTES 54 SECONDS EAST, 8.00 FEET; 2) SOUTH 73 DEGREES 55 MINUTES 06 SECONDS EAST, 5.00 FEET; 3) NORTH 16 DEGREES 04 MINUTES 54 SECONDS EAST, 1.83 FEET; 4) SOUTH 73 DEGREES 55 MINUTES 06 SECONDS EAST, 14.62 FEET; 5) NORTH 61 DEGREES 04 MINUTES 54 SECONDS EAST, 8.27 FEET; 6) NORTH 16 DEGREES 04 MINUTES 54 SECONDS EAST, 5.62 FEET; THENCE SOUTH 73 DEGREES 55 MINUTES 06 SECONDS EAST, 11.17 FEET, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office