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→ Return / Mail To: NCS
9087 Foothills Blvd. Ste 700
Roseville, CA 95747
888-958-8060
(17-603293)

RECORD AND RETURN TO:

File No. 17-603293-2

MAIL TAX STATEMENTS TO:
MARY C. FOLEY
KATHY FOLEY O'KEEFE, TRUSTEES
2249 ROYAL RIDGE DRIVE
NORTHBROOK, IL 60062

This document prepared by:
Larry J. Spears, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel No.: 04-14-301-138-0000



Doc# 1715846106 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2017 02:54 PM PG: 1 OF 6

QUIT CLAIM DEED

The purpose of this deed is to 1) consolidate the two 50% interests held by the trustees of the trust identified herein, as represented in Document Numbers: 0830445035 and 1606939039, into one deed; 2) correct a misspelling in the Grantee's name in Document Number 1606939039; 3) correctly identify the current trustees of the Mary C. Foley Living Trust, dated December 4, 1991, and any amendments thereto.

THIS DEED made and entered into on this 5th day of MAY, 2017, by and between **MARY C. FOLEY AND KATHY FOLEY O'KEEFE, TRUSTEES OF THE MARY C. FOLEY LIVING TRUST, DATED DECEMBER 4, 1991, AND ANY AMENDMENTS THERETO**, a mailing address of 2249 ROYAL RIDGE DRIVE, NORTHBROOK, IL 60062, hereinafter referred to as Grantor(s) and **MARY C. FOLEY AND KATHY FOLEY O'KEEFE, TRUSTEES OF THE MARY C. FOLEY LIVING TRUST, DATED DECEMBER 4, 1991, AND ANY AMENDMENTS THERETO**, a mailing address of 2249 ROYAL RIDGE DRIVE, NORTHBROOK, IL 60062, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 2249 ROYAL RIDGE DRIVE, NORTHBROOK, IL 60062

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

6A

60.


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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever.

AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

5-11-17

Date


Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

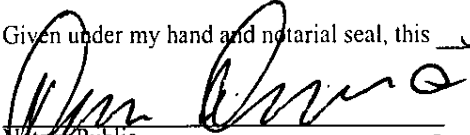
Mary C Foley, Trustee
MARY C. FOLEY, TRUSTEE OF THE MARY C. FOLEY LIVING TRUST, DATED DECEMBER 4, 1991, AND ANY AMENDMENTS THERETO

Kathy Foley O'Keefe, Trustee
KATHY FOLEY O'KEEFE, TRUSTEE OF THE MARY C. FOLEY LIVING TRUST, DATED DECEMBER 4, 1991, AND ANY AMENDMENTS THERETO

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT MARY C. FOLEY, TRUSTEE OF THE MARY C. FOLEY LIVING TRUST, DATED DECEMBER 4, 1991, AND ANY AMENDMENTS THERETO, is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

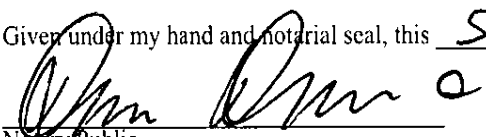
Given under my hand and notarial seal, this 5th day of MAY, 2017.


Notary Public
My commission expires: 10.31.2020

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT KATHY FOLEY O'KEEFE, TRUSTEE OF THE MARY C. FOLEY LIVING TRUST, DATED DECEMBER 4, 1991, AND ANY AMENDMENTS THERETO, is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 5th day of MAY, 2017.


Notary Public
My commission expires: 10.31.2020


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STATE OF ILLINOIS

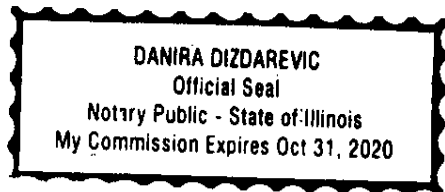
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT MARY C. FOLEY, TRUSTEE OF THE MARY C. FOLEY LIVING TRUST, DATED DECEMBER 4, 1991, AND ANY AMENDMENTS THERETO, is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 5th day of May, 2017.



Notary Public
My commission expires: 10.31.2020




STATE OF ILLINOIS

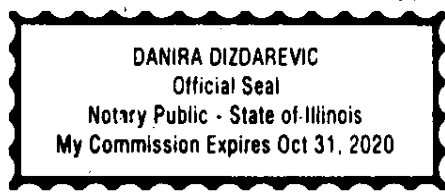
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT KATHY FOLEY O'KEEFE, TRUSTEE OF THE MARY C. FOLEY LIVING TRUST, DATED DECEMBER 4, 1991, AND ANY AMENDMENTS THERETO, is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 5th day of May, 2017.



Notary Public
My commission expires: 10.31.2020



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EXHIBIT A LEGAL DESCRIPTION

The land described herein is situated in the State of Illinois, County of Cook, described as follows:
A leasehold as created by that certain Ground Lease dated November 22, 1996, executed by Cole Taylor Bank, as successor trustee to Harris Trust and Savings Bank under Trust Agreement dated April 23, 1991 and known as Trust No. 94707, as lessor, and RKZ Venture Group, LLC, as lessee which was recorded December 9, 1996, instrument no. 96927871, and by Partial Assignment and Assumption of Ground Lease and Special Warranty Deed executed by RKZ Venture Group, LLC, Assignor/Grantor, and Robert Foley and Mary Foley, Assignee/Grantee, which recorded May 20, 1999, instrument no. 99489124, Cook County Records.

PARCEL 1:

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.

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

BUILDING SITE 131

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 174.94 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 36.44 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2249 ROYAL RIDGE DRIVE) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT THIRTEEN (13) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 8.04 FEET; 2) SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST 5.00 FEET; 3) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 2.00 FEET; 4) SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST 9.92 FEET; 5) SOUTH 46 DEGREES 04 MINUTES 54 SECONDS WEST 7.54 FEET; 6) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 2.37 FEET; 7) SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST 11.33 FEET; 8) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 55.50 FEET; 9) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST 21.58 FEET; (10) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST 25.42 FEET; 11) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST 20.17 FEET; 12) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 5.00 FEET; 13) NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST 7.08 FEET TO THE CENTERLINE OF A PARTY WALL; THENCE SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST ALONG THE CENTERLINE OF THE PARTY WALL 52.82 FEET; THENCE SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST, ALONG THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE 17.25 FEET; TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 2249 ROYAL RIDGE DRIVE, NORTHBROOK, IL 60062.

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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.

Commonly known as: 2249 Royal Ridge Drive, Northbrook, IL 60062

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 05 | 05 | 2017

SIGNATURE: Mary C Foley
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

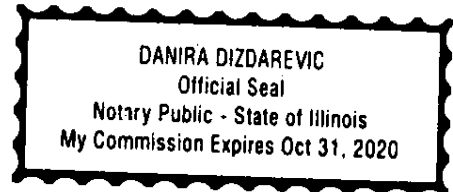
Subscribed and sworn to before me, Name of Notary Public: DANIRA DIZDAREVIC

By the said (Name of Grantor): MARY C. Foley

AFFIX NOTARY STAMP BELOW

On this date of: 05 | 05 | 2017

NOTARY SIGNATURE: Dan Dize



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 05 | 05 | 2017

SIGNATURE: Kathy Foley Okala
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

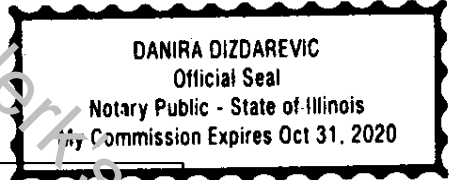
Subscribed and sworn to before me, Name of Notary Public: DANIRA DIZDAREVIC

By the said (Name of Grantee): KATHY FOLEY OKALA

AFFIX NOTARY STAMP BELOW

On this date of: 05 | 05 | 2017

NOTARY SIGNATURE: Dan Dize



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a 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.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)