

# UNOFFICIAL COPY



Doc# 1829922003 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/26/2018 09:16 AM PG: 1 OF 6

## DEED

**PIN# 04-15-200-031-4013**

DEBORAH ZELINSKY ("Grantor"), resident of the state of Illinois, conveys to Zelinsky Partners, LP, an Indiana limited partnership ("Grantee"), all her right, title and interest in property described as 1412-1414 Techny Road, Northbrook, Illinois 60062, recorded in the records of the Office of the Recorder of Deeds of the County of Cook, State of Illinois, as instrument number 1203334040, (See Legal Description attached as Exhibit A) subject to a Mortgage dated August 1, 2018 and to any and all easements, agreements, and restrictions of record.

All tax statements should be mailed to.

Zelinsky Partners, LP  
11550 N. Meridian Street, Suite 125  
Carmel, IN 46032

IN WITNESS WHEREOF, the Grantor has executed this Deed this 9<sup>th</sup> day of August, 2018.

Deborah Zelinsky

### REAL ESTATE TRANSFER TAX 19-Oct-2018



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

04-15-200-031-4013 | 20181001613133 | 0-197-528-736

**FIRST AMERICAN TITLE**

FILE # 2945569 *3084*

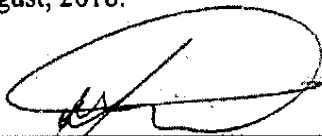
*Prepared by J. Maitto:  
Deborah Zelinsky  
244 Lagoon Drive  
Northfield, IL 60093*

*R1  
6*

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STATE OF ILLINOIS        )  
  ) SS:  
COUNTY OF COOK        )

Before me, a Notary Public, in and for said State and County, DEBORAH ZELINSKY, who being first duly sworn and upon her oath, depose and say that she executed the foregoing instrument freely. Witness my hand and notarial seal this   9   day of August, 2018.

  
 \_\_\_\_\_  
 Notary Public  
 HOWARD J. WEISS  
 Notary Public - State of Illinois  
 My Commission Expires 9/22/2019

County of Residence:   Cook    
My Commission Expires:   9-22-19  

Property of Cook County Clerk's Office

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## EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT 4-C IN THE RIVERPARK OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

(A) 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 GROUND LEASE, EXECUTED BY: CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 2006 KNOWN AS TRUST NUMBER 1114331, AS ESSOR, AND RIVERPARK PARTNERS, LLC, AS LESSEE, DATED AS OF JUNE 1, 2006, WHICH LEASE WAS RECORDED JULY 31, 2006 AS DOCUMENT 0621218087, AND RE-RECORDED AUGUST 18, 2006 AS DOCUMENT 0623010077; AMENDED BY FIRST AMENDMENT TO GROUND LEASE FOR REAL ESTATE PARCEL NC-1D, DATED AS OF APRIL 10, 2007, AND RECORDED APRIL 11, 2007 AS DOCUMENT 0710115118; FURTHER AMENDED BY AGREEMENT RECORDED AS DOCUMENT 0710833034, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND AND OTHER PROPERTY FOR A TERM OF YEARS BEGINNING JULY 1, 2006 AND ENDING DECEMBER 31, 2104, SUBJECT TO RENEWAL OPTIONS (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND,

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOT 1 IN TECHNY PARCEL NC-1 SUBDIVISION, BEING A SUBDIVISION OF THE WEST ½ OF SECTION 14, AND PART OF THE EAST ½ OF SECTION 15, IN TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1999 AS DOCUMENT 09067611, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES, 02 MINUTES, 23 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 557.86 FEET TO A PLACE OF BEGINNING; THENCE NORTH 01 DEGREE, 16 MINUTES, 24 SECONDS EAST, A DISTANCE OF 55.02 FEET; THENCE NORTH 22 DEGREES, 30 MINUTES, 19 SECONDS EAST, A DISTANCE OF 48.32 FEET; THENCE NORTH 01 DEGREE, 16 MINUTES, 24 SECONDS EAST, A DISTANCE OF 86.80 FEET; THENCE NORTH 35 DEGREES, 57 MINUTES, 51 SECONDS EAST, A DISTANCE OF 136.39 FEET; THENCE SOUTH 54 DEGREES, 02 MINUTES, 09 SECONDS EAST, A DISTANCE OF 69.53 FEET; THENCE NORTH 35 DEGREES, 57 MINUTES, 51 SECONDS EAST, A DISTANCE OF 19.00 FEET; THENCE SOUTH 54 DEGREES, 02 MINUTES, 09 SECONDS EAST, A DISTANCE OF 18.00

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FEET; THENCE NORTH 35 DEGREES, 57 MINUTES, 51 SECONDS EAST, A DISTANCE OF 81.00 FEET; THENCE SOUTH 54 DEGREES, 02 MINUTES, 09 SECONDS EAST, A DISTANCE OF 111.48 FEET; THENCE SOUTH 00 DEGREE, 57 MINUTES, 37 SECONDS WEST, A DISTANCE OF 266.23 FEET TO SAID SOUTH LINE OF LOT 1; THENCE NORTH 89 DEGREES, 02 MINUTES, 23 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 317.14 FEET TO THE PLACE OF BEGINNING; ALSO,

THAT PART OF LOT 1 IN TECHNY PARCEL NC-1 SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF SECTION 14, AND PART OF THE EAST HALF OF SECTION 15, IN TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1999 AS DOCUMENT 09067611, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 1; THENCE NORTH 35 DEGREES, 57 MINUTES, 51 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 1; ALSO BEING THE EASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY, A DISTANCE OF 620.00 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 35 DEGREES, 57 MINUTES, 51 SECONDS EAST ALONG SAID WESTLY LINE OF LOT 1, A DISTANCE OF 100.00 FEET; THENCE SOUTH 54 DEGREES, 02 MINUTES, 09 SECONDS EAST, A DISTANCE OF 452.53 FEET; THENCE SOUTH 35 DEGREES, 57 MINUTES, 51 SECONDS WEST, A DISTANCE OF 81.00 FEET; THENCE NORTH 54 DEGREES, 02 MINUTES, 09 SECONDS WEST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 35 DEGREES, 57 MINUTES, 51 SECONDS WEST, A DISTANCE OF 19.00 FEET; THENCE NORTH 54 DEGREES, 02 MINUTES, 09 SECONDS WEST, A DISTANCE OF 69.53 FEET; THENCE SOUTH 35 DEGREES, 57 MINUTES, 51 SECONDS WEST, A DISTANCE OF 88.00 FEET; THENCE NORTH 54 DEGREES, 02 MINUTES, 09 SECONDS WEST, A DISTANCE OF 241.32 FEET; THENCE NORTH 25 DEGREES, 32 MINUTES, 36 SECONDS EAST, A DISTANCE OF 89.48 FEET; THENCE NORTH 54 DEGREES, 02 MINUTES, 09 SECONDS WEST, A DISTANCE OF 107.49 FEET TO THE PLACE OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 11, 2007 AS DOCUMENT 0710115119, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF ONE (1) PARKING SPACE, A LIMITED COMMON ELEMENT AS DELINEATED ON THE PLAT ATTACHED AS EXHIBIT 'C' TO THE DEED RECORDED MARCH 5, 2008 AS DOCUMENT 0806540130, IN COOK COUNTY, ILLINOIS.

..PIN(S): ~~04-15-200-023-0000 n/a~~ 04-15-200-031-4013

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### 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 title to real estate under the laws of the State of Illinois.

DATED: 09 | 28 | 2018

SIGNATURE: [Signature]  
GRANTOR or AGENT Deborah Zelinsky

**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:

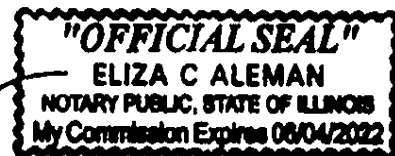
ELIZA CALEMAN

By the said (Name of Grantor): Deborah Zelinsky

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 28 | 2018

NOTARY SIGNATURE: [Signature]



### 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 title to real estate under the laws of the State of Illinois.

DATED: 09 | 28 | 2018

SIGNATURE: [Signature]  
Grantee or Agent Deborah Zelinsky, Manager of Zelinsky Partners, LP

**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:

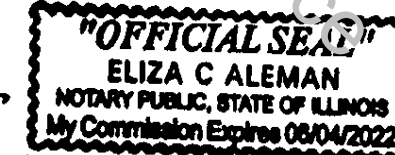
ELIZA C. ALEMAN

By the said (Name of Grantee): DEBORAH ZELINSKY FOR ZELINSKY PARTNERS, LP

AFFIX NOTARY STAMP BELOW

On this date of: 28 | 09 | 2018

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 56 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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

