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Doc# 1829922003 Fee \$48.0**0** 

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

'AFFIDAVIT FEE: \$2.00 !

KAREH A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

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

#### <u>DEED</u> 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 Expirit 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 9th day of August, 2018.

Deborah Zelinsky

FIRST AMERICAN TITLE
FILE # 2945569

Prepared by + MAilto:
Debornh Zelinsky
244/Laguen Drive
Northfield, Ic 60093

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## **UNOFFICIAL COPY**

STATE OF ILLINOIS	)			
	) SS:			
COUNTY OF COOK	)			·
Before me, a Novary Publ	ic, in and for sa	id State and Count	ty, DEBORAH Z	ELINSKY, who being first
duly sworn and upon her o	ath, depose and	say that she execu	ted the foregoing	instrument freely. Witness
my hand and notarial scal				
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•	Ox 1	Notary Public		
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	Y	S. M. Marie Co.	toward J.	. 10 C ( 2)
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County of Residence:	Cool		30%	
My Commission Expires:	9-22-19		Ora P	
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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, TLC, AS LESSEE, DATED AS OF JUNE 1, 2006, WHICH LEASE WAS PECORDED 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 IMPROVIEMENTS LOCATED ON THE LAND); AND,

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

THAT PART OF LOT 1 IN TECHNY PARCEL NC-1 SUBDIVISION, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 1/4, AND PART OF THE EAST 1/2 OF SECTION 15, IN TOWNSHIP 42 NOR FIL 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, COMPNUTES, 23 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 557.86 FEET TO A PLACE OF BEGINNING; THENCE NORTH (1) DEGREE, 16 MINUTES, 24 SECONDS EAST, A DISTANCE OF 55.02 FLET; THENCE NORTH 22 DEGREES, 30 MINUTES, 19 SECONDS EAST, A DISTANCE OF 48.32 FEET; THNCE 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 SECONUS EAST ALONG THE WESTERLY LINE OF SAID LOT 1; ALSO BEING THE FASTERLY 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 SECONY'S EAST ALONG SAID WESTLY LINE OF LOT 1, A DISTANCE OF 100.00 FFET; 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 NO RTH 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, 69 SECONDS WEST. A DISTANCE OF 107.49 FEET TO THE PLACE OF LEGISINING: 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/k/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**

<u> </u>	
The <b>GRANTOR</b> or her/his agent, affirms that, to the best of her/his is	inowledge, the name of the <b>GRANTEE</b> shown
on the deed or assignment of beneficial interest (ABI) in a land trust is	s either a natural person, an Illinois
corporation or foreign corporation authorized to do business or acquir	re and hold title to real estate in lilinois, 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 esta	
x 0 1 2 5 1 -	GNATURE: GRANTOR OF AGENT Deborah Zelinski
GRANTOR NO (Any CTION: The below section is to be completed by the N	OTARY who witnesses the GRANTOR signature.
Subscribed and sworm 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: 99 5 8 , 20 / 8	{ "OFFICIAL SEAL" }
NOTARY SIGNATURE	ELIZA C ALEMAN
7	My Commission Expires 06/04/2022
GRANTEE SECTION	
The GRANTEE or her/his agent affirms and verifies that the name of	the GRANTEE shown on the deed or assignment

The GRANTEE or her/his agent affirms and verifies that the game 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 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 |, 20 / 8 SIGNATURE:

Deborah Zelinisy, Manager of Zelinsky Partners, LF

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

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

By the said (Name of Grantse): DEBOLAH ZEUNSKY FOR AFFIX NOTARY STOME BELOW

On this date of: 20 | 20 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 10 | 00 | 00 | 10 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 00 | 0

On this date of: 09 | 20 /8

My Commission Expires 06/04/2

#### 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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of <u>SECTION 4</u> of the Illinois Real Estate Transfer Act: (35 (LCS 200/Art. 31)

revised on 10.6,2015

# **UNOFFICIAL COPY**

(Space Above Reserved for Recorder's Stamp)

AFFIDANT FOR RECORDER'S LAB	ELING OF SIGNATURES AS COPIES				
REQUEST TO RECORD PHOTOCOPIED DO	CUMENTS PURSUANT TO §55 ILCS 5/3-5013				
BUS CHERNICO, being duly swom, state that I have access to the copies of the attached					
(print name above)	ment(s) helow:				
document(s), for which I an isting the type(s) of document(s) below:					
Ox Deels the charaline)					
int document types on the above line)					
which were originally executed by the relicuing parties whose names are listed below:					
Deborah Zelinsky					
(print name(s) of executor/grantor)	(print name(a) of executor/grantee)				
for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)					
THE	Company				
(print your relationship to the document(s') or the above line)					
OATH REGARDING ORIGINAL					
-tate under eath that the original of this document is no	w LOST or NOT IN COSESSION of the party seeking to				
State under that the original of this document of my kn	owledge, the original document was NOT INTENTIONALLY				
now record the same. Furthermore, to the best of my Ni	page of introducing this photo to be recorded in place of				
destroyed, or in any manner <u>DISPOSED OF</u> for the purpose of introducing this photo to be recorded in place of priginal version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath					
	wear I have personal knowledge that 5.5 lonegoing bath				
statement contained therein is both true and accurate.					
D Willel	1/1 25/12				
Say Will	10-05-10				
Afflant's Signature Above	Date Affidavit Executed/Signed				
THE BELOW SECTION IS TO BE COMPLETED BY THE NOTAR	Y THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE				
THE DEPOSIT OF CHILDREN AND ASSESSMENT OF THE PROPERTY OF THE					
10-25-18					
	OEEICIAL CEAL				
Date Document Subscribed & Sworn Before Me	OFFICIAL SEAL ANN MARIE ZAJAC				
	NOTARY PUBLIC - STATE OF ILLINOIS				
(III) au Dun	MY COMMISSION EXPIRES:07/24/21				
Signature of Notary Public	······································				
U ·					
Colored Nove This is a courteey from from the CCRD, and while a similar	ar attidavit is necessary for any photocopied documents, you may use your own				