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19-129399 1/1
**PARTIAL ASSIGNMENT AND
ASSUMPTION OF GROUND LEASE
AND WARRANTY DEED**

Doc#: 1932545086 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/21/2019 11:37 AM Pg: 1 of 6

Dec ID 20191001632203
ST/CO Stamp 1-303-798-112 ST Tax \$365.00 CO Tax \$182.50

After Recording Mail To:

THOMAS HERZ JR
400 CENTRAL #230
NORTHFIELD, IL 60093

Send Subsequent Tax Bills To:

MIKHAIL RAYKHELSON
1005 ENFIELD DR
NORTHBROOK, IL 60062

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND WARRANTY DEED ("this Assignment") is made as of October 20, 2019, by and between Vyatcheslav Shlafshiteyn, single male, ("Assignor/Grantor"), of the CITY of NORTHBROOK, County of COOK, State of ILLINOIS, and Mikhail Raykhelson and Bela Zingerenko ("Assignee/Grantee"), of the city of Buffalo Grove, State of Illinois.

Assignor/Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration in hand paid by Assignee/Grantee, the receipt of which is hereby acknowledged, by these presents does hereby REMISE, RELEASE, ALIEN, CONVEY AND ASSIGN, unto Assignee/Grantee Mikhail Raykhelson and Bela Zingerenko .

That certain Condominium Unit known as 1005 Enfield Drive, Northbrook, Illinois 60062 with an attached 2-car garage, situated in the County of Cook, State of Illinois, known and described as follows:

See Legal Description attached

Together with:

All and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the revision or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Assignor/Grantor, either in law or equity of, in and to the Unit, with the hereditaments and appurtenances

(collectively, the "Property"), TO HAVE AND TO HOLD the Unit, with such appurtenances, unto Assignee/Grantee.

Assignor/Grantor, for itself and its successors, does covenant, promise and agree to and with Assignee/Grantee and their successors, that it has not done or suffered to be done anything whereby the Unit is, or may be, in any manner encumbered or charged, except as recited in this Assignment and that it will WARRANT AND DEFEND the Unit against all persons lawfully claiming or to claim the same, by, through, or under it, subject to the matters set forth as described above.

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The conveyance of the Unit is not (and shall not be deemed to be) a conveyance of fee simple title to any of the Property other than the Unit.

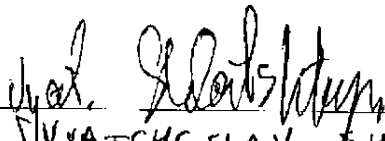
Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed 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 cited and stipulated at length herein.

Assignee/Grantee, by acceptance and execution of this Assignment, hereby expressly agree to assume all rights and obligations of the Lessee pursuant to the terms of the Ground Lease, with respect to the Unit being conveyed and assigned by this Agreement to Assignee/Grantee (including the obligation to pay in accordance with the Ground Lease, all of the terms, covenants, conditions, agreements and obligations of Lessee to be performed or fulfilled under the Ground Lease with respect to the Unit being conveyed and assigned by this Agreement to Assignee/Grantee, and with respect to the Common Elements in common with all of the other Unit Owners). The terms "Lessor", "Lessee", "Ground Rent", and "Unit Owners" as used in this paragraph shall have the respective meanings ascribed to such terms in the Ground Lease. Assignee/Grantee further agrees that the interests conveyed and assigned by this conveyance or assignment as the property are not and shall not be separately transferable, and any attempted conveyance or assignment of one or more (but less than all) of such interests comprising the property shall be deemed to be a conveyance and assignment of all interests comprising the property.

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

DATED this 20th day of October, 2019



VYATCHE SLAV SHLUF SHEYN

STATE OF IL }
 } SS.
COUNTY OF Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that VYATCHE SLAV SHLUF SHEYN, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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Given under my hand and official seal, this 30th day of October, 2019.

NOTARY PUBLIC

This instrument prepared by: Chicago Law Group, 790 W Frontage Rd
Northfield, Illinois 60093.



Property of Cook County Clerk's Office

ACCEPTANCE AND ASSUMPTION BY ASSIGNEE/GRANTEE

The undersigned, Assignee/Grantee, hereby accepts the conveyance of the Unit from Assignor/Grantor and join in the execution of this Assignment for the purpose of agreeing to assume those rights and obligations of the Lessee pursuant to the terms of the Ground Lease as described in this Assignment and to agree to the other terms and provisions of this Agreement.

Mikhail Raykhel
MIKHAIL RAYKHEL SON

Bela Zingerenko
BELA ZINGERENKO


STATE OF IL }
 }SS.
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MIKHAIL RAYKHELSON E, personally known to me to be the same BELA ZINGERENKO

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persons whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered this said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30th day of October, 2019 at


NOTARY PUBLIC



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Exhibit "A" Legal Description

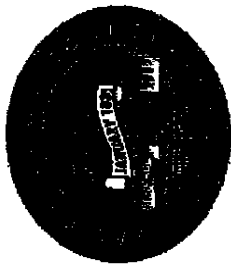
THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH I(H) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY) CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: COLE TAYLOR BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 2000 AND KNOWN AS TRUST NUMBER 99-8163, AS LESSOR, AND KZF VENTURE GROUP, LLC, AS LESSEE, DATED 12/27/2000, WHICH LEASE WAS RECORDED DECEMBER 29, 2000 AS DOCUMENT 0001022135, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON SAID LAND) FOR A TERM OF YEARS BEGINNING DECEMBER 27, 2000 AND ENDING DECEMBER 31 2150, WHICH LEASE WAS ASSIGNED BY KZF VENTURE GROUP, LLC, ASSIGNEE, TO VYATCHESLAV SHLAFSHTEYN, BY PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND SPECIAL WARRANTY DEED, RECORDED AS 0020850166:

UNIT NUMBER 11-D4 IN THE NORTHBROOK GREENS CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF LOTS SE-1A AND SE-1B IN TECHNY PARCEL SE-1 SUBDIVISION IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, , WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0011237707, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

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REAL ESTATE TRANSFER TAX

31-Oct-2019



COUNTY:

182.50

ILLINOIS:

365.00

TOTAL:

547.50

04-23-107-005-4082

20191001632203

1-303-798-112

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