

UNOFFICIAL COPY

Doc#. 2031233035 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/09/2020 09:38 AM Pg: 1 of 6

QUIT CLAIM DEED

ILLINOIS

Dec ID 20201001620785
ST/CO Stamp 1-287-376-352

Above Space for Recorder's Use Only

THE GRANTOR(S) Paul Knobel and Catherine Knobel, husband and wife, of the City of Northbrook, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) to *(Name and Address of Grantee-s)* Paul Knobel and Catherine Knobel, husband and wife, and Jeffrey P Knobel, a married man as Joint tenants of 2138 Washington Dr, Northbrook, Illinois, the following described Real Estate, situated in the County of Northbrook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 04-14-204-023-4016

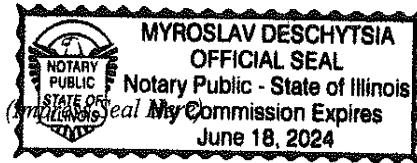
Address(es) of Real Estate:
2138 Washington Dr, Northbrook, IL

The date of this deed of conveyance is

Paul Knobel
Catherine Knobel

09-26-2020

State of Illinois, County of _____ I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be the same person(s) whose name(s) _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) 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

(My Commission Expires) JUNE 18, 2024

[Signature]

Notary Public

UNOFFICIAL COPY



LEGAL DESCRIPTION

For the premises commonly known as: 2138 Washington Dr,
Northbrook, IL 60062

THIS IS AN EXEMPT TRANSACTION

Legal Description: See Exhibit A

Statement by Grantor and Grantee: See Exhibit B

| REAL ESTATE TRANSFER TAX | | 07-Oct-2020 |
|---|---|--------------------------------|
|  |  | COUNTY: 0.00 |
| | | ILLINOIS: 0.00 |
| | | TOTAL: 0.00 |
| 04-14-304-023-4016 | | 20201001620785 1-287-376-352 |

This instrument was prepared by
Melissa Niedholdt
400 Skokie Blvd Suite 500
Northbrook IL 60062

Send subsequent tax bills to:
Illinois

Recorder-mail recorded document to:
2138 Washington Dr, Northbrook, IL
60062

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Order No.: SC20033219

The estate or interest in the Land described below and covered herein is:

(l) 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 lease, executed by: Chicago Title Land Trust Company as Trustee Under Trust Agreement dated July 17, 2007 and known as trust number 1114335 as lessor, and Kzf townhomes ventures, L.L.C., as lessee, dated July 17, 2007, which lease was recorded July 18, 2007 as document 0719944005, and First Amendment recorded January 11, 2008 as document 0801131112 which lease demises the following described Land for a term of years beginning July 17, 2007 and ending December 31, 2158 (except the buildings and improvements located on the Land):

Lot ec-1 in the final Plat of Subdivision of Techny Parcels Ec-1 and Ec-2, being a Subdivision of part of the West half of Section 14, and part of the Southeast quarter of Section 15, all in Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as document number 0405844049, in Cook County, Illinois.

And excluding the following described parcels:

excluded parcel 0001 (ec-1 Plat-of-highways)

that part of Lot ec-1 in the final Plat of Subdivision of Techny Parcels Ec-1 and Ec-2, being a Subdivision of part of the West half of Section 14, and part of the Southeast quarter of Section 15, in Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as document number 0405844049, described as follows: beginning at the most Northerly corner of Said Lot ec-1; thence Southeasterly along the Westerly line of Waukegan road as monumented and occupied, being Also the Easterly Line of said Lot ec-1, the following five (5) courses and distances: 1) South 40 degrees 09 minutes 19 seconds East, a distance of 371.91 feet to a point of curvature; 2) Southeasterly along an arc of a curve concave to the Southwest, having a radius of 4513.77 feet, having a chord bearing of South 36 degrees 02 minutes 36 seconds East, a distance of 647.86 feet to a point of Tangency; 3) South 31 degrees 55 minutes 54 seconds East, a distance of 536.65 feet to a point of curvature; 4) Southeasterly along the arc of a curve concave to the Southwest, having a radius of 10462.92 feet, having a chord bearing of South 30 degrees 50 minutes 24 seconds East, a distance of 398.71 feet to a point of Tangency; 5) South 29 degrees 44 minutes 54 seconds East, a distance of 190.09 feet to the Southeast corner of Said Lot ec-1, being Also the North Line of Kamp Drive as Heretofore Dedicated by Instrument recorded December 22, 2000 as document number 0001007540; thence South 60 degrees 15 minutes 06 seconds West along said North Line of Kamp drive a distance of 49.00 feet; thence North 15 degrees 15 minutes 06 seconds East, a distance of 21.21 feet; thence North 29 degrees 44 minutes 54 seconds West, a distance of 175.09 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 10428.92 feet, having a chord bearing of North 30 degrees 50 minutes 24 seconds West, a distance of 397.42 feet to a point of tangency; thence North 31 degrees 55 minutes 54 seconds West, a distance of 536.65 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 4479.77 feet, having a chord bearing of North 36 degrees 02 minutes 36 seconds West, a distance of 642.98 feet to a point of tangency; thence North 40 degrees 09 minutes 19 seconds West, a distance of 314.59 feet; thence North 82 degrees 34 minutes 29 seconds West, a distance of 71.10 feet to the Northerly line of said Lot ec-1, being Also the Southerly Line of Heretofore Dedicated Founders Drive per document recorded February 27, 2004 as number 0405839014; thence North 46 degrees 28 minutes 03 seconds East along said Southerly line of founders drive a distance of 82.10 feet the place of beginning, in Cook County, Illinois.

UNOFFICIAL COPY

EXHIBIT A

(continued)

(II) fee simple title in and to the building and all improvements (but excluding the Land) located on:

Unit Number 16 2138 Washington drive in the Meadow Ridge condominiums, as delineated on a survey of the following described tract of Land:

Lot ec-1 in the final Plat of Subdivision of Techny Parcels Ec-1 and Ec-2, being a Subdivision of part of the West half of Section 14, and part of the Southeast quarter of Section 15, all in Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as document number 0405844049, in Cook County, Illinois, and excluding the following described parcels:

Excluded Parcel 0001 (ec-1 Plat-of-highways)

that part of Lot ec-1 in the final Plat of Subdivision of Techny Parcels Ec-1 and Ec-2, being a Subdivision of part of the West half of Section 14, and part of the Southeast quarter of Section 15, in Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as document number 0405844049, described as follows: beginning at the most Northerly corner of Said Lot ec-1; thence Southeasterly along the Westerly line of Waukegan road as monumented and occupied, being Also the Easterly Line of said Lot ec-1, the following five (5) courses and distances: 1) South 40 degrees 09 minutes 19 seconds East, a distance of 371.91 feet to a point of curvature; 2) Southeasterly along an arc of a curve concave to the Southwest, having a radius of 4513.77 feet, having a chord bearing of South 36 degrees 02 minutes 36 seconds East, a distance of 647.86 feet to a point of Tangency; 3) South 31 degrees 55 minutes 54 seconds East, a distance of 536.65 feet to a point of curvature; 4) Southeasterly along the arc of a curve concave to the Southwest, having a radius of 10462.92 feet, having a chord bearing of South 30 degrees 50 minutes 24 seconds East, a distance of 398.71 feet to a point of Tangency; 5) South 29 degrees 44 minutes 54 seconds East, a distance of 190.09 feet to the Southeast corner of Said Lot ec-1, being Also the North Line of Kamp Drive as Heretofore Dedicated by Instrument recorded December 27, 2000 as document number 0001007540; thence South 60 degrees 15 minutes 06 seconds West along said North Line of Kamp drive a distance of 49.00 feet; thence North 15 degrees 15 minutes 06 seconds East, a distance of 21.21 feet; thence North 29 degrees 44 minutes 54 seconds West, a distance of 175.09 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 10428.92 feet, having a chord bearing of North 30 degrees 50 minutes 24 seconds West, a distance of 397.42 feet to a point of tangency; thence North 31 degrees 55 minutes 54 seconds West, a distance of 536.65 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 4479.77 feet, having a chord bearing of North 36 degrees 02 minutes 36 seconds West, a distance of 642.98 feet to a point of tangency; thence North 40 degrees 09 minutes 19 seconds West, a distance of 314.59 feet; thence North 82 degrees 34 minutes 29 seconds West, a distance of 71.10 feet to the Northerly line of said Lot ec-1, being Also the Southerly Line of Heretofore Dedicated Founders Drive per document recorded February 27, 2004 as number 0405839014; thence North 46 degrees 28 minutes 03 seconds East along said Southerly line of founders drive a distance of 82.10 feet the place of beginning, in Cook County, Illinois.

Which survey is attached as exhibit "A" to the declaration of condominium recorded as document number 0829134106, amended by First Amendment recorded November 21, 2008 as document 0832645065, amended by Second Amendment recorded November 24, 2008 as document 0832945042; together with its undivided percentage interest in the common elements in Cook County, Illinois.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Exempt under provisions of Paragraph E, Section of
Real Estate Transfer Tax Act.
10/12/2020 Felicia Nakarrete
Date Buyer, Seller or Representative

UNOFFICIAL COPY

EXHIBIT B

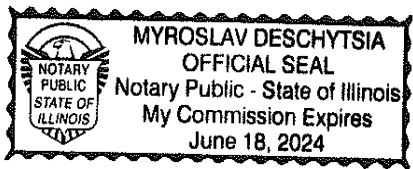
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 09-26 2020 Signature: *Park Knobel*
Grantor or Agent

Subscribed and sworn to before me by the
said GRANTOR
this 26 day of SEPTEMBER
2020

[Signature]
Notary Public

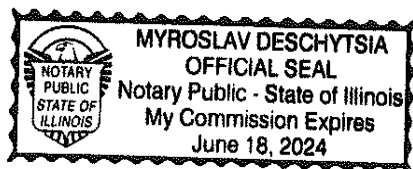


The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 09-26 2020 Signature: *Catherine Knobel*
Grantor or Agent

Subscribed and sworn to before me by the
said GRANTEE
this 26 day of SEPTEMBER
2020

[Signature]
Notary Public



NOTE: 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 Tax Act.]