

UNOFFICIAL COPY

CT 20035685 NH
Cub w/ F 1

Doc#: 2035706083 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2020 10:25 AM Pg: 1 of 10

THIS INSTRUMENT PREPARED
BY:

Dec ID 20201101647111
ST/CO Stamp 0-996-083-680 ST Tax \$515.00 CO Tax \$257.50

John Purtill
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431

AFTER RECORDING RETURN TO:

ABOVE SPACE FOR RECORDER'S USE ONLY

MEADOW RIDGE TOWNHOMES CONDOMINIUM UNIT WARRANTY DEED and PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE

This Warranty Deed and Partial Assignment and Assumption of Ground Lease (the "Deed and Assignment"), is made this 10 day of November, 2020, by and between ROBERT B. SCHUTZ AND REBECCA A. SCHUTZ, husband and wife, (collectively, the "Grantor") to ALAN KOLOF AND MINDY KOLOF, husband and wife, as Tenants by the Entirety (collectively, the "Grantee") whose address is 2168 Washington Drive, Northbrook, Illinois 60062.

A. CONVEYANCE TO GRANTEE

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY AND WARRANT unto the Grantee, and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto (the "Premises").

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

SUBJECT ONLY TO those matters set forth on Exhibit B attached hereto.

B. PARTIAL ASSIGNMENT OF GROUND LEASE

GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, HEREBY ASSIGNS TO Grantee and Grantee, by acceptance and execution of this Deed and Assignment hereby expressly agrees (i) to assume and undivided interest in and to the leasehold

UNOFFICIAL COPY

estate created by that certain Ground Lease for Real Estate Parcel EC-1 dated July 17, 2007 by and between Chicago Title Land Trust Company, as Trustee under Trust Agreement dated July 17, 2007 and known as Trust No. 1114335, as Lessor and KZF Townhome Venture, L.L.C. an Illinois limited liability company, as Lessee, recorded in Cook County on July 18, 2007 as Document No. 0719944005, and First Amendment recorded January 11, 2008 as Document No. 0801131112 (collectively, the "Ground Lease"), including all exhibits thereto, (ii) jointly with all other Unit Owners (as to the extent specifically set forth in the Ground Lease) to assume all obligations of Lessee thereunder remaining to be performed during the Term of the Ground Lease (including, without limitation, the obligation to pay in accordance with the Ground Lease, proportionate share of Grantee of all Ground Rent, Taxes and other amounts due to Lessor under the Ground Lease), and (iii) to perform all of the terms, covenants, conditions, agreements and obligations of Lessee to be performed or fulfilled under the Ground Lease with respect to the Premises being conveyed and the interests assigned by this Deed and Assignment to Grantee, and with respect to the Common Elements (as defined in the Declaration) in common with all of the other Unit Owners. The terms "Lessor", "Lessee", "Ground Rent", "Unit Owners" and "Term" as used in this section shall have the respective meanings ascribed to such terms in the Ground Lease.

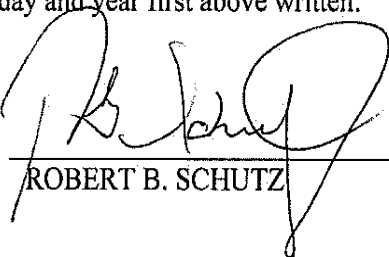
C. NO SEPARATE FUTURE CONVEYANCES/ASSIGNMENTS

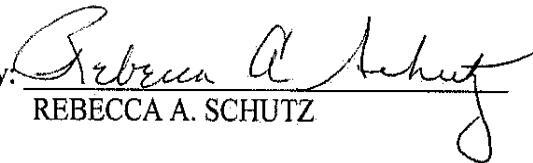
GRANTEE FURTHER AGREES and understands, by acceptance and execution of this Deed and Assignment, that under the terms of the Ground Lease, the ownership interest of Grantee conveyed in the Premises herein, and the undivided interest of Grantee in the leasehold estate assigned by this Deed and Assignment 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 Premises (including the leasehold estate) shall automatically be deemed to be a conveyance and assignment of all interest comprising the Premises (including the leasehold estate).

SIGNATURE PAGES FOLLOW

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused this Deed and Assignment to be executed as of the day and year first above written.

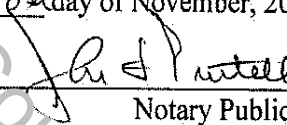
By: 
ROBERT B. SCHUTZ

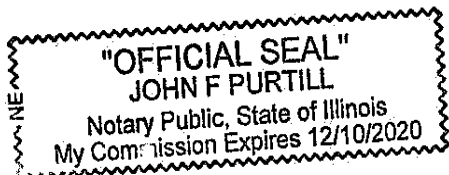
By: 
REBECCA A. SCHUTZ

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that ROBERT B. SCHUTZ AND REBECCA A. SCHUTZ appeared before me this day in person and acknowledged that he/she signed, sealed and delivered this instrument as his/her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 10th day of November, 2020.

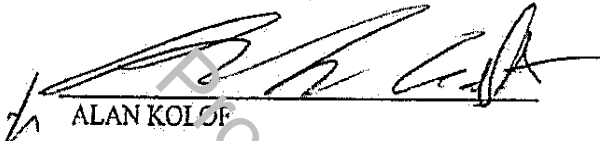

Notary Public

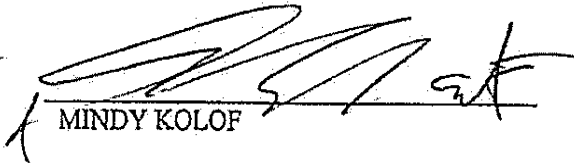


UNOFFICIAL COPY

ACCEPTANCE AND ASSUMPTION BY GRANTEE

The undersigned Grantee, hereby accepts the conveyance of the Premises from the Grantor and joins in the execution of this Deed and Assignment for the purpose of agreeing to assume those certain rights and obligations of the lessee pursuant to the terms of the Ground Lease as described in this Deed and Assignment and otherwise agreeing to the other terms and provisions of this Deed and Assignment, the Declaration and the Ground Lease.

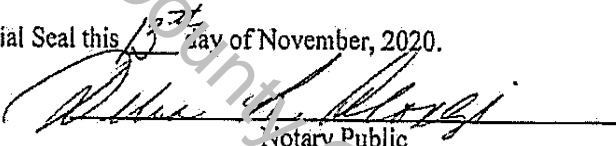

ALAN KOLOF

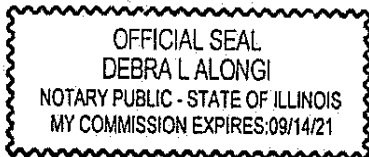

MINDY KOLOF

STATE OF ILLINOIS)
COUNTY OF DeKalb) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that ALAN KOLOF AND MINDY KOLOF appeared before me this day in person and acknowledged that he/she signed, sealed and delivered this instrument as his/her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13th day of November, 2020.


Notary Public



SEND SUBSEQUENT TAX BILLS TO:

Alan and Mindy Kolof
2168 Washington Drive
Northbrook, Illinois 60062

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

(I) 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

UNOFFICIAL COPY

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.

(II) FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOCATED ON:

UNIT NUMBER 31 2168 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:

UNOFFICIAL COPY

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

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, AMENDED BY THIRD AMENDMENT RECORDED JANUARY 9, 2009 AS DOCUMENT 0900916038; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Address: 2168 Washington Drive, Northbrook, IL 60062
PIN: 04-14-304-023-4043

UNOFFICIAL COPY

EXHIBIT B

Title Exceptions

1. General real estate taxes for the current year not yet due and for subsequent years.
2. Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights.
3. Declaration of Condominium Ownership and of Covenants, Conditions, Easements and Rights for Meadow Ridge Condominiums recorded in Cook County, Illinois on October 17, 2008 as Document No. 0829134106, as may be amended from time to time (the "Declaration").
4. The Illinois Condominium Property Act.
5. Ground Lease dated July 17, 2007 by and between Chicago Title Land Trust Company, as Trustee under Trust Agreement dated July 17, 2008 and known as Trust No. 1114335, as Lessor and KZF Townhome Venture, L.L.C. an Illinois limited liability company, as Lessee, recorded in Cook County on July 18, 2007 as Document No. 0719944005, and First Amendment recorded January 11, 2008 as Document No. 0801131112 (collectively, the "Ground Lease"), including all exhibits thereto. Ground Lease Assignment and Assumption Agreement recorded as Document No. 1414235200.
6. Ordinance establishing property shares for indirect benefits provided by the Lee-Grant Water Feeder Main Ordinance number 80-35 recorded September 17, 1980 as document 25587903.
7. Annexation Agreement dated December 15, 1988 and recorded December 16, 1988 as document 88581079 made by and between Society of the Divine Word, a not-for-profit Corporation Illinois and Village of Northbrook, as amended from time to time.
8. Terms, provisions and conditions contained in the final Plat of Subdivision of Techny Parcels Ec-1 and Ec-2 recorded as document 0405844049.
9. Amended and restated declaration establishing covenants, conditions, restrictions, easements and rights for real estate parcels nc-1, ec-1, ec-2, and se-1 within the Techny Property, Northbrook, Illinois and providing for the Techny Property Association recorded September 19, 2005 as document number 0526227126, as amended from time to time
10. Techny Land parcels ec-1 and ec-2 storm water detention, drainage and compensatory flood storage easement agreement recorded February 27, 2004 as document 0405839015

UNOFFICIAL COPY

11. Rights of Chicago Title Land Trust Company as Trustee Under Trust Agreement dated July 17, 2007 and known as trust number 1114335 to the improvements at the end of the term of the lease described in Exhibit A.
12. Easement in favor of Northern Illinois Gas Company recorded March 13, 1998 as document number 98199545.
13. First amended and restated transportation facilities and programs agreement recorded November 12, 1999 as document number 09067536.
14. Subdivision and development agreement by, between and among the Village of Northbrook and Society of the Divine Word (Techny real estate parcels ec-1 and ec-2) dated January 13, 2004 and recorded February 27, 2004 as document number 0405844048.
15. Easement in favor of Commonwealth Edison Company, Illinois Bell Telephone Company D/B/A AT&T Illinois and Comcast of Illinois IX, LLC, and its/their respective successors and assigns, contained in the grant recorded/filed as Document No. 0719709050.
16. Terms, conditions, and provisions listed in Document No. 0724018047 recorded August 28, 2007 an ordinance approving a final development plan for the Meadow Ridge planned development.
17. Terms, conditions, and provisions listed in Document No. 0724018048 recorded August 28, 2007 Development and Transferee Assumption Agreement
18. Terms, provisions, and conditions contained in Document No. 0724018049 recorded August 28, 2007 disclosure declaration.
19. This document is intended as notice to buyers and potential buyers of the consequences of owning a townhome located on leased Land, including the provisions for lease payments, the obligation to maintain the private streets, the restrictions on modification of buildings and improvements, and restrictions on renting of townhomes.
20. Terms, provisions, conditions and restriction listed in Document No. 0812245182 recorded May 1, 2008 as ordinance No. 06-47 rezoning property and amending the district zoning map for Techny parcel-EC1 (Plan Commission Docket No. 06-12). Rezoned as r-6 multiple family residential - techny overlay district.
21. Easement in favor of Comcast of Illinois XI, LLC and its/their respective successors and assigns contained in the grant recorded/filed as Document No. 1527516076.