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Karen A. Yarbrough
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ST/CO Stamp 0-779-052-000 ST Tax \$549.00 CO Tax \$274.50

PT20-64548

1 of 1

WARRANTY DEED IN TRUST AND PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE

THE GRANTORS, **Irving Z. Rapaport and Barbara L. Rapaport**, husband and wife, for and in consideration of the sum of Ten and 00/100 Dollars and other good and valuable considerations in hand paid, SELL, CONVEY, WARRANT, AND ASSIGN TO **May Alexandra Ruth McNally**, *not individually but solely as Trustee of the May Alexandra Ruth McNally Trust, created under the May Alexandra Ruth McNally Declaration of Trust dated May 6, 2015, as amended or restated*, as Grantee Assignee of 901 Orchid Point Way, Vero Beach, FL 32963, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit (collectively, the "Property"):

See Legal Description attached as Exhibit A.

Permanent Real Estate Index Number(s): **04-14-301-080-0000**
Address(es) of Real Estate: **2156 Claridge Lane, Northbrook, Illinois 60062**

Together with the exclusive right to use and enjoy the Limited Common Area appurtenant to the Building Site and legally described on Exhibit A attached hereto and by this reference made a part thereof (the "Limited Common Area"), in accordance with the provisions of the Declaration.

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anyways appertaining and the reversion or reversions, remainder or remainder, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the Property, with the hereditaments and appurtenances (but excluding fee simple ownership to the land).

Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, the existing "Ground Lease", including all amendments and exhibits, general real estate taxes not due and payable at the time of Closing; terms provisions, covenants and conditions of the Declaration of Condominium and/or Covenants, Conditions and Restrictions recorded of record ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party

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wall rights and agreements; installments due after the date of Closing for assessments established pursuant to the Declaration/CCRs.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

The conveyance and assignment of the Property is not (and shall not be deemed to be) a conveyance of the fee simple title to the land.

The Grantee as Assignee by execution of the acceptance of the assignment, hereby expressly agree to assume (on a non-recourse basis) all rights and obligations of the Lessee pursuant to the terms of the Ground Lease, with respect to the Property being conveyed and assigned hereunder to Assignees/Grantees (including the obligation to pay in accordance with Section 3.1(e) of the Ground Lease, 1/151 of the Ground Rent due to Lessor under the Ground Lease and 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 Property being conveyed and assigned by this document and with respect to the Common Area in common with all of the other Unit Owners). The terms "Lessee", "Ground Rent", "Common Area" and "Unit Owners" used in this paragraph shall have the meanings set forth in the Ground Lease. Assignees/Grantees further agree that the interests conveyed and assigned by this instrument 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.

[SIGNATURE PAGE FOLLOWS]

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DATED this 16th day of October, 2020.

Irving Z. Rapaport
Irving Z. Rapaport

Barbara L. Rapaport
Barbara L. Rapaport

STATE OF ILLINOIS, COUNTY OF COOK, ss. I, the undersigned, a notary public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that **Irving Z. Rapaport and Barbara L. Rapaport**, husband and wife, 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 the said instrument as their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 16th day of October, 2020.

My commission expires on July 15, 2023.

Marzena Owca
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

Jason B. Erlich
Benjamin, Gussin & Associates
801 Skokie Boulevard, Suite 100
Northbrook, Illinois 60062



MAIL TO:

Jason Robin, Esq.
Taft Stettinius & Hollister LLP
111 East Wacker Drive, Suite 2800
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

May Alexandra Ruth McNally, Trustee
~~2156 Claridge Lane~~
~~Northbrook, Illinois 60062~~
901 Orchid Point Way
Vero Beach, FL 32963

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ACCEPTANCE AND ASSUMPTION BY GRANTEE/ASSIGNEE

The undersigned, Grantee/Assignee, hereby accepts the assignment of the Property from Grantors and executes this instrument for the purpose of agreeing to assume those rights and obligations of the Lessee pursuant to the terms of the Ground Lease as described herein.

May Alexandra Ruth McNally as Trustee
May Alexandra Ruth McNally, not individually but solely as Trustee of the May Alexandra Ruth McNally Trust, created under the May Alexandra Ruth McNally Declaration of Trust dated May 6, 2015, as amended or restated

STATE OF ILLINOIS, COUNTY OF COOK, ss.

I, the undersigned, a notary public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that *May Alexandra Ruth McNally not individually but solely as Trustee of the May Alexandra Ruth McNally Trust, created under the May Alexandra Ruth McNally Declaration of Trust dated May 6, 2015, as amended or restated*, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the use and purposes therein set forth.

Given under my hand and official seal this 17 of October, 2020.

My commission expires on: _____

NOTARY



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Exhibit A

Address(es) of Real Estate: **2156 Claridge Lane, Northbrook, Illinois 60062**
 Permanent Real Estate Index Number(s): **04-14-301-080-0000**

Legal Description:

Parcel 1:

An undivided 1/151 interest in (I) that certain ground lease dated as of November 22, 1996, by and between Cole Taylor Bank, as successor-trustee to Harris Trust and Savings Bank under Trust agreement dated April 29, 1991 and known as trust No. 94707, as lessor ("Lessor"), and assignor/grantor, as Lessee, and recorded in the office of the recorder of deeds of Cook County, Illinois on December 9, 1996 as Document No. 96927871, as amended by that certain First Amendment to ground lease dated as of January 6, 1997 by and between lessor and assignor/grantor, and recorded in the office of the recorder of deeds of Cook County, Illinois on February 28, 1997 as Document No. 97141059, as amended by that certain joinder to ground lease dated as of November 7, 1997 by the Royal Ridge Homeowners Association, an Illinois Not for profit corporation, and recorded in the office of the recorder of deeds of Cook County, Illinois on November 12, 1997 as Document No. 97446934, and as further amended from time to time (collectively, the "Ground Lease"); and (II) The leasehold estate in the premises (the "Premises") legally described as:

Lot 1 in Royal Ridge Subdivision, being a Subdivision of part of the West half of Section 14, Township 42 North, Range 12, East of the Third Principal Meridian, in the Village of Northbrook, Cook County, Illinois, pursuant to the Plat thereof recorded in the office of the recorder of Deeds of Cook County, Illinois on November 3, 1997 as Document No. 97818381.

Commonly known as Techny Parcel E-1 located on the East side of Waukegan Road, South of Techny Road, in Northbrook, Illinois.

Each with the respect solely to the building site identified and legally described as follows:

Building site 73

being that part of Lot 1 in the Planned Unit Development of Royal Ridge, being a Subdivision of part of the West half of Section 14, Township 42 North, Range 12 East of the Third Principal Meridian according to the Plat thereof recorded November 3, 1997 as document number 97818381, described as follows: commencing at the Southeast Corner of Said Lot 1; Thence North 01 degrees 04 minutes 54 seconds East along the East Line of said Lot 1 a distance of 689.04 feet; thence North 88 degrees 55 minutes 06 seconds West 769.56 feet to the exterior corner of a concrete foundation for a residence (known as 2156 and 2158 Claridge Lane) for a place of beginning; thence along a line following the next three (3) courses and distances coincident with the Exterior Foundation Wall of Said Residence; 1) North 37 degrees 27 minutes 53 seconds West 36.92 feet;

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2) North 52 degrees 32 minutes 07 Seconds East 8.17 feet; 3) North 37 degrees 27 minutes 53 seconds West 19.33 feet; thence North 52 degrees 32 minutes 07 seconds East 23.34 feet to the centerline of a party wall; thence South 37 degrees 27 minutes 53 seconds East along the centerline of the Party Wall for 64.00 feet; thence along a line following the next four (4) courses and distances coincident with the Exterior Foundation Wall of Said Residence; 1) South 52 degrees 32 minutes 07 seconds West 4.00 feet; 2) North 37 degrees 27 minutes 53 seconds West 2.00 feet; 3) South 52 degrees 32 minutes 07 seconds West 15.29 feet; 4) North 37 degrees 27 minutes 53 seconds West 5.75 feet; thence South 52 degrees 32 minutes 07 seconds West 12.21 feet to the place of beginning, containing 1722 square feet, in Cook County, Illinois (the "Building Site") building site commonly known as 2156 Claridge Lane, Northbrook, Illinois 60062.

Parcel 2:

Fee Simple title in and to the building and all improvements (but excluding the Land) located on the building site legally described herein (including any portion of such building and improvements which is located on portions of the common area (as defined in that certain declaration of covenants, conditions, restrictions, easements and rights for the Royal Ridge Subdivision Dated as of November 3, 1997, and recorded with the office of the recorder of Deeds of Cook County, Illinois on November 3, 1997 as Document No. 97820006 (the "Declaration"), which improvements consist of a dwelling unit (as defined in the Declaration); Subject to the terms and provisions of the ground lease.

Parcel 3:

Easements Appurtenant to Parcels 1 and 2 for the benefit of such parcels as set forth in the aforesaid declaration.

Parcel 4: (Limited Common Area)

That part of Lot 1 in the Planned Unit Development of Royal Ridge, being a subdivision of part of the West half of Section 14, Township 42 North, Range 12, East of the Third Principal Meridian according to the Plat thereof recorded November 3, 1997 as document number 97818381, described as follows: commencing at the Southeast corner of said Lot 1; thence North 01 degrees 04 minutes 54 seconds East along the East line of said Lot 1 a distance of 689.04 feet; thence North 88 degrees 55 minutes 06 seconds West 796.56 feet to the exterior corner of a concrete foundation for a residence (known as 2156 and 2158 Claridge Lane), for a place of beginning; thence along a line following the next two (2) courses and distances coincident with exterior foundation wall of said residence; 1) north 52 degrees 32 minutes 07 seconds East 12.21 feet; 2) South 37 degrees 27 minutes 53 seconds East 5.75 feet; thence North 52 degrees 32 minutes 07 seconds East 5.79 feet; thence South 37 degrees 27 minutes 53 seconds East 8.75 feet; thence South 52 degrees 32 minutes 07 seconds West 18.00 feet; thence North 37 degrees 27 minutes 53 seconds West 14.50 feet to the place of beginning, in Cook County, Illinois.