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Doc#. 2203807252 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/07/2022 12:29 PM Pg: 1 of 7

This Transaction
Exempt Pursuant to
Real Estate Transfer
Tax Law, Section 31-
45, Paragraph e, and
Cook County
Ordinance No. 95104.

Dec ID 20220201617783

DATE: 02/05/2022
SIGNED: Rebecca C. Smith

QUIT CLAIM DEED
(Individuals to Trust)

THE GRANTORS, **ARNOLD HANSMANN** and **BARBARA HANSMANN**, husband and wife, of 2176 Washington Drive, Northbrook, Illinois 60062, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND QUITCLAIMS to **ARNOLD L. HANSMANN** and **BARBARA A. HANSMANN**, not individually, but as Co-Trustees of the **HANSMANN FAMILY TRUST u/a/d February 5, 2022**, and unto all and every Successor or Successors in Trust under said Trust Agreement, of 2176 Washington Drive, Northbrook, Illinois 60062, as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO

Property Address: 2176 Washington Drive, Northbrook, IL 60062

Permanent Index No. 04-14-304-023-4127

DATED this 5th day of February 2022.



ARNOLD L. HANSMANN



BARBARA A. HANSMANN

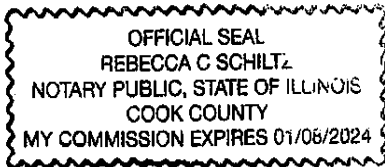
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **ARNOLD L. HANSMANN** and **BARBARA A. HANSMANN**, 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 purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notary Seal this 5th day of February 2022.

Commission Expires: *Jan 8, 2024*



Rebecca C Schiltz

NOTARY PUBLIC

Address of Property:
2176 Washington Drive
Northbrook, IL 60062

(Mail To:)
This instrument prepared by:
Marc Gugliuzza, Esq.
1550 Spring Road
Suite 120
Oak Brook, IL 60523

Send Subsequent Tax Bill To:
Arnold L. Hansmann and Barbara
A. Hansmann, Trustees
2176 Washington Drive
Northbrook, IL 60062

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EXHIBIT A LEGAL DESCRIPTION RIDER

For the premises commonly known as 2176 Washington Street, Lot 161C, Northbrook, Illinois 60062

Permanent Index Number(s): 04-14-304-0140000

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

(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 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

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EXHIBIT A (continued)

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 161, 2176 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 Western 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

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EXHIBIT A (continued)

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, 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

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EXHIBIT B

- Subject to:
- a) general real estate taxes not yet due and payable;
 - b) The Meadow Ridge Documents, including the Declaration, Ground Lease and all amendments and exhibits;
 - c) applicable zoning and building laws and ordinances and other ordinances of record
 - d) encroachments, if any;
 - e) one (1) year Limited Warranty waiving the Implied Warranty of Habitability between Developer and the First Grantee;
 - f) acts done or suffered by Grantee/Assignee or anyone claiming by, through or under Purchaser;
 - g) utility easements, if any, whether recorded or unrecorded;
 - h) covenants, conditions, restrictions, easements, declarations and agreements of record including, without limitation, those set forth on the Plat of Subdivision and any Planned Unit Development Plat of the Meadow Ridge project;
 - i) leases and licenses affecting the Common Elements;
 - j) the Illinois Condominium Property Act;
 - k) special taxes and assessments for improvement not yet completed;
 - l) liens and other matters of title over which the title company is willing to insure; and

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name 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, 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 02 | 07 | 20 22

SIGNATURE: *Arnold Hansman / RSchultz*
GRANTOR or AGENT

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

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

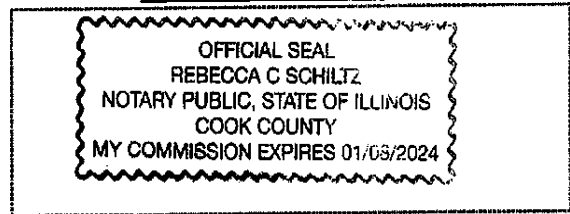
Rebecca C Schultz

By the said (Name of Grantor): *Arnold Hansman*

On this date of: 02 | 07 | 20 22

NOTARY SIGNATURE: *Rebecca C Schultz*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name 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, a partnership 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 02 | 07 | 20 22

SIGNATURE: *Arnold Hansman / RSchultz*
GRANTEE or AGENT

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

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

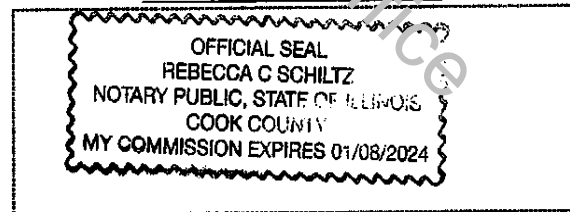
Rebecca C Schultz

By the said (Name of Grantee): *Arnold Hansman*

On this date of: 02 | 07 | 20 22

NOTARY SIGNATURE: *Rebecca C Schultz*

AFFIX NOTARY STAMP BELOW



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 **DEED** or **ABI**) to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**