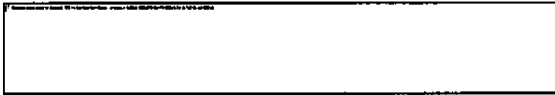


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Doc#: 2206339112 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/04/2022 08:27 AM Pg: 1 of 5

PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND SPECIAL WARRANTY DEED

Dec ID 20220201630843
ST/CO Stamp 0-679-836-048 ST Tax \$423.00 CO Tax \$211.50

Stc- 1478157 10-3

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

REAL ESTATE TRANSFER TAX		25-Feb-2022
	COUNTY:	211.50
	ILLINOIS:	423.00
	TOTAL:	634.50

04-23-107-005-4142 | 20220201630843 | 0-679-836-048

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND SPECIAL WARRANTY DEED (this Assignment) is made as of February 22nd, 2022 by and between , Abdul Karim Memon, Samina Memon, as husband and wife of the city of Northbrook, State of Illinois and Sarah Moosani, a single woman, of Porter Ranch, of the State of California, as Assignors/Grantors, that for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged REMISE, RELEASE, ALIEN, CONVEY AND ASSIGN unto Assignees/Grantee(s), Mark Devaney, a single man and Lori J Shenfeld a single woman, of Northbrook, of the county of Cook, of the State of Illinois, as TENANTS IN COMMON, the following described Real Estate:
Grantee Address: 1003 Kensington Dr. North Brook, IL 60062
That certain Condominium, Building 9, Unit No. D4, situated in the County of Cook, State of Illinois, known and described on Exhibit A attached hereto and made a part hereof (the "Unit"), together with:

(i) its undivided interest in and to all Common Elements, including an undivided interest in and to the Leasehold Estate created under that certain Ground Lease for Real Estate Parcels SE-1A-1 and SE-1B-1 dated December 27, 2000 by and between Cole Taylor Bank, as Trustee under Trust Agreement dated November 1, 2000 and known as Trust No. 99-8163, as Lessor, and KZF Venture Group, L.L.C., an Illinois limited liability company, as Lessee, recorded by the Office of the Recorder of Deeds of Cook County, Illinois (the "Recorder") on December 29, 2000 as Document 00-01022135, including all exhibits thereto the "Ground Lease" (and together with the exclusive right to use and enjoy the Limited Common Elements appurtenant to the Unit) allocable to the Unit pursuant to and in accordance with the provisions of the Declaration of Condominium Ownership and Covenants, Conditions, Easements and Rights for Northbrook Greens Condominiums recorded by the Recorder on December 28, 2001 as Document 0011237707, as the same may have been amended from time to time (as so amended, the "Declaration"); and (ii) all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion 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

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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 Assignees/Grantees.

Assignors/Grantors, for itself and its successors, does covenant, promise and agree to and with Assignees/Grantees 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 only to the matters set forth on Exhibit A attached hereto and made a part hereof.

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.

The first deed of each individual unit should contain the following language:

"Grantors also hereby grants to the Grantees, its successors and assigns, as rights and easements appurtenant to the above described real estate, the 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 on the same as though the provisions of said Declaration were recited and stipulated at length herein".

Assignees/Grantees, 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 Ground Rent, Taxes and other amounts 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 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 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.

COMMONLY KNOWN AS: 1003 Kensington Drive,

Northbrook, IL 60062

PIN: 04-23-107-005-4142

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises forever.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2021 and subsequent years.

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IN WITNESS WHEREOF, Assignors/Grantors has caused this Assignment to be executed as of the date and year first above written.

DATED this 22nd day of February, 2022.

Abdul Karim Memon (SEAL)
Assignor/Grantor Abdul Karim Memon

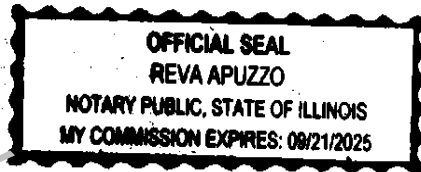
Samina Memon (SEAL)
Assignor/Grantor Samina Memon

STATE OF ILLINOIS ILLINOIS
COUNTY OF COOK COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Abdul Karim Memon and Samina Memon, personally known to me to be the same person(s) whose name(s) is/are 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.

WITNESS my hand and official seal this 22 day of February, 2022.

Reva Apuzzo
NOTARY PUBLIC



Sarah Moosani (SEAL)
Assignor/Grantor Sarah Moosani

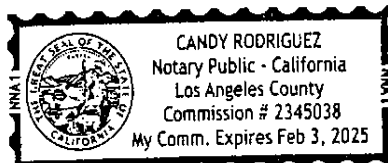
STATE OF California

COUNTY OF

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Sarah Moosani, personally known to me to be the same person(s) whose name(s) is/are 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.

WITNESS my hand and official seal this 18th day of February, 2022.

Candy Rodriguez
NOTARY PUBLIC



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ACCEPTANCE AND ASSUMPTION BY ASSIGNEES/GRANTEES

The undersigned, Assignee(s)/Grantee(s), hereby accepts the conveyance of the Unit from Assignors/Grantors 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 and described in this Assignment and to agree to the other terms and provisions of this Agreement.

Lori Shenfeld

ASSIGNEE/GRANTEE Lori J Shenfeld

*Mark Devaney, By
Lori Shenfeld Attorney in Fact*

ASSIGNEE/GRANTEE Mark Devaney

WITNESS my hand and official seal this 20th day of February, 2022.



[Signature]
NOTARY PUBLIC

PREPARED BY:
William S. Ryan
3101 N. Rose Street Franklin Park
IL, 60131

MAIL TO:

Lori J. Shenfeld

1003 Kensington Dr.
Unit D-4, Building 9
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Lori J Shenfeld & Mark Devaney

1003 Kensington, Building 9, Unit D-4

Northbrook, Illinois 60062

Recorder's Office Box No. _____

UNOFFICIAL COPY**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

(A) The Leasehold Estate (said Leasehold Estate being defined in Paragraph 1 (H) of the conditions and stipulations of the Policy), created by the instrument herein referred to as the Lease, (This Agreement) 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, L.L.C., as Lessee, dated December 27, 2000, which lease was recorded December 29, 2000 as Document 0001022135, for a term of years beginning December 27, 2000 and ending December 31, 2150, which lease was assigned by KZF Venture Group, L.L.C., an Illinois Limited Liability Company, to Imran Kasbati, by Partial Assignment and Assumption Of Ground Lease and Special Warranty Deed dated February 28, 2003 and recorded March 28, 2003 as Instrument No. 0030417818 and which lease was assigned by Imran Kasbati, to Abdul Karim Memon and Sarina Memon by Partial Assignment and Assumption Of Ground Lease and Special Warranty Deed dated 07/23/2009 and recorded 08/25/2009 as Document Number 0923741045, which lease demises the land described below (except the buildings and improvements located on the land); and

(B) Ownership of the buildings and improvements located on the land described herein;

The Land:

Unit Number 9-D4 in the Northbrook Greens Condominium, as delineated on a survey of the following described tract of land:

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, according to the final Plat of Subdivision of Techny Parcel SE-1 recorded on December 22, 2000 as Document Number 01007540,

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0011237707 as amended from time to time; together with its undivided percentage interest in the common elements in Cook County, Illinois.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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008LN-ALTA Commitment For Title Insurance (8/1/16)

