

PT23-90517

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TRUSTEE'S DEED

Illinois Statutory

Doc#: 2313510004 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/15/2023 10:03 AM Pg: 1 of 4

Dec ID 20230301684761
ST/CO Stamp 0-514-032-336 ST Tax \$922.50 CO Tax \$461.25

MAIL TO:

NAME AND ADDRESS OF
TAXPAYER:

George L and Mary Jayne Enriquez
2033 Royal Ridge Drive
Northbrook, IL 60062

RECORDER'S STAMP

THE GRANTOR(S) Beatriz Maria Olivera, AKA Betty M. Olivera, Successor Trustee of the Arturo Olivera Revocable Living Trust dated December 27, 1995, as to an undivided 50% interest and Beatriz Maria Olivera, AKA Betty M. Olivera, as Successor Trustee of the Beatriz Maria Olivera Revocable Living Trust dated December 27, 1995, as to undivided 50% interest, of 2033 Royal Ridge Drive, Northbrook, IL 60062, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to George L. Enriquez, Trustee, or his successors in trust, of the George Enriquez 2009 Declaration of Trust dated June 3, 2009, as now or hereafter amended, as to an undivided 50% interest and Mary Jayne Enriquez, Trustee, or her successors in trust, of the Mary Jayne Enriquez 2009 Declaration of Trust dated June 3, 2009, as to an undivided 50% interest, of 2245 Iroquois Rd., Wilmette, IL 60091, as tenants in common, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 04-14-301-048-0000

Property Address: 2033 Royal Ridge Drive, Northbrook, IL 60062

TO HAVE AND TO HOLD said premises forever SUBJECT TO general real estate taxes not due and payable, covenants, conditions and restrictions of record, and building lines and easements, if any. The grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise

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DATED: April 18, 2023

Beatriz M. Olivera

BEATRIZ MARIA OLIVERA, AKA BETTY M. OLIVERA, SUCCESSOR TRUSTEE OF THE ARTURO OLIVERA REVOCABLE LIVING TRUST DATED DECEMBER 27, 1995, AS TO AN UNDIVIDED 50% INTEREST AND BEATRIZ MARIA OLIVERA, AKA BETTY M. OLIVERA, AS SUCCESSOR TRUSTEE OF THE BEATRIZ MARIA OLIVERA REVOCABLE LIVING TRUST DATED DECEMBER 27, 1995, AS TO AN UNDIVIDED 50% INTEREST

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Beatriz Maria Olivera, AKA Betty M. Olivera, Successor Trustee of the Arturo Olivera Revocable Living Trust dated December 27, 1995, as to an undivided 50% interest and Beatriz Maria Olivera, AKA Betty M. Olivera, as Successor Trustee of the Beatriz Maria Olivera Revocable Living Trust dated December 27, 1995, as to undivided 50% interest, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her 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 notarial seal, this 18 day of April, 2023

[Signature]
Notary Public



NAME AND ADDRESS OF PREPARER:
Brian F. O'Grady
O'Grady Law Group, P.C.
2222 Chestnut Avenue
Suite 304
Glenview, IL 60026-1679

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**Legal Description of
2033 Royal Ridge Drive, Northbrook, IL 60062
Property Identification Number: 04-14-301-048-0000**

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 number 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 number 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 number 97141059, as amended by that certain joinder to ground lease dated as of November 7, 1997 by The Royal Ridge Homeowners Association, an Illinois non for profit corporation and recorded in The Office of the Recorder of Deeds of Cook County, Illinois on November 12, 1997 as document number 97846934, 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 1/2 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 number 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 respect solely to the building site identified and legally described as follows:

Building Site 41

Being that part of Lot 1 in The Planned Unit Development of Royal Ridge, being a subdivision of part of the West 1/2 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 1566.28 feet; thence North 88 degrees 55 minutes 06 seconds West 664.94 feet to the exterior corner of a concrete foundation for a residence (known as 2033 Royal Ridge Drive), for a place of beginning; thence following the next 19 courses and distances coincident with the foundation wall of said residence: 1) North 44 degrees 41 minutes 20 seconds West, 8.00 feet; 2) South 45 degrees 18 minutes 40 seconds West, 5.00 feet; 3) North 44 degrees 41 minutes 20 seconds West, 1.83 feet 4) South 45 degrees 18 minutes 40 seconds West, 14.62 feet; 5) North 89 degrees 41 minutes 20 seconds West, 8.27 feet; 6) North 44 degrees 41 minutes 20 seconds West, 5.62 feet; 7) South 45 degrees 18 minutes 40 seconds West, 11.17 feet; 8) North 44 degrees 41 minutes 20 seconds West, 48.67 feet; 9) North 45 degrees 18 minutes 40 seconds East, 23.56 feet; 10) South 44 degrees 41 minutes 20 seconds East, 22.56 feet; 11) North 45 degrees 18 minutes 40 seconds East, 20.92 feet; 12) North 44 degrees 41 minutes 20 seconds West, 2.00 feet; 13) North 45 degrees 18 minutes 40 seconds East, 12.17 feet; 14) South 44 degrees 41 minutes 20 seconds East, 10.66 feet; 15) North 45 degrees 18 minutes 40 seconds East, 2.67 feet; 16) South 44 degrees 41 minutes 20 seconds East, 15.83 feet; 17) South 45 degrees 18 minutes 40 seconds West, 2.67 feet; 18) South 44 degrees 41 minutes 20 seconds East, 23.02 feet; 19) South 45 degrees 18 minutes 40 seconds West, 20.00 feet to the place of beginning, containing 2793 square feet, in Cook County, Illinois (The "Building Site") building site commonly known as 2033 Royal Ridge Drive, 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 number 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.

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Parcel 3:

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

Limited Common Area for Building Site 41

That part of Lot 1 in The Planned Unit Development of Royal Ridge, being a subdivision of part of the West 1/2 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 1566.28 feet; thence North 88 degrees 55 minutes 06 seconds West 664.94 feet to the exterior corner of a concrete foundation for a residence (known as 2033 Royal Ridge Lane) for a place of beginning; thence South 45 degrees 18 minutes 40 seconds west, 36.64 feet; thence North 44 degrees 41 minutes 20 seconds west, 21.30 feet; thence following the next 6 courses and distances coincident with the exterior foundation wall of said residence; 1) North 45 degrees 18 minutes 40 seconds East, 11.17 feet; 2) South 44 degrees 41 minutes 20 seconds East, 5.62 feet; 3) South 89 degrees 41 minutes 20 seconds East, 8.27 feet; 4) North 45 degrees 18 minutes 40 seconds East, 14.62 feet; 5) South 44 degrees 41 minutes 20 seconds East, 1.83 feet; 6) North 45 degrees 18 minutes 40 seconds East, 5.00 feet; thence South 44 degrees 41 minutes 20 seconds East, 8.00 feet to the place of beginning, in Cook County, Illinois.

Property of Cook County Clerk's Office