



Chicago Title Insurance Company

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Warranty DEED  
ILLINOIS STATUTORY

Doc#: 2318445196 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/03/2023 11:52 AM Pg: 1 of 3

Dec ID 20230601658465  
ST/CO Stamp 1-314-311-888 ST Tax \$402.00 CO Tax \$201.00

THIS PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND SPECIAL WARRANTY DEED (this "Assignment") is made as of October 30, 2023 by and between Joseph Divinsky and Liya Divinsky, husband and wife and Dimitri Schneider and Irina Schneider, husband and wife, ("Assignors/Grantors") and Sarah Chico Brancky, of 410 Western Ave #210 Des Plaines, IL 60016 ("Assignee/Grantee").

Assignors/Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Assignee/Grantee, the receipt of which is hereby acknowledged, by these presents does hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and does hereby REMISE, RELEASE, ALIEN, CONVEY and ASSIGN unto Assignee/Grantee as Sarah Chico Brancky, to have and to hold, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

(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, 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, ASSIGNOR, TO EMILY ETMAN, MARRIED TO ALEX ETMAN, BY PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NUMBER 0020368457; AS ASSIGNED BY EMILY ETMAN, MARRIED TO ALEX ETMAN, TO JOSEPH DIVINSKY AND LIYA DIVINSKY, HUSBAND AND WIFE, AND DIMITRA SCHNEIDER AND IRINA SCHNEIDER, BY PARTIAL ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AND SPECIAL WARRANTY DEED RECORDED OCTOBER 31, 2002 AS DOCUMENT 0021201017; 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 21-D3 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, 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.

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**SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Permanent Real Estate Index Number(s): 04-23-107-005-4026

Address of Real Estate: 1104 Kensington Dr., Northbrook, IL 60062

Dated this 30 day of May, 2023.

Joseph Divinsky  
Joseph Divinsky

Dimitri Schneider  
Dimitri Schneider

Liya Divinsky  
Liya Divinsky

Irina Schneider  
Irina Schneider

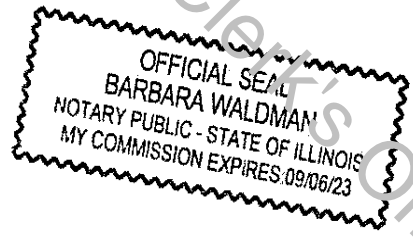
STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Joseph Divinsky, Liya Divinsky, Dimitri Schneider and Irina Schneider**, personally known to me to be the 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 her/his/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 30 day of May, 2023.

[Signature]  
(Notary Public)

**Prepared By:**  
MORTON RUBIN  
Attorney at Law  
3330 Dundee Rd., Suite C-4  
Northbrook, IL 60062



**After Recording Mail To:**



**Name and Address of Taxpayer:**  
Sarah Chlop Brancky  
1104 Kensington Dr., Northbrook, IL 60062