

DEED IN TRUST
Illinois

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2323029050

MAIL TO:
Ross Law Firm Ltd.
1622 W. Colonial Parkway, Suite 201
Inverness, Illinois 60067

Doc# 2323029050 Fee \$93.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/18/2023 10:30 AM PG: 1 OF 4

NAME AND ADDRESS OF
TAXPAYER:

Mittermeier, Manfred
849 Country Club Ln
Northbrook, IL 60062-8603

THE GRANTORS, Manfred J. Mittermeier and Ruth E. Mittermeier, husband and wife, of 849 Country Club Ln, Village of Northbrook, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT unto Manfred J. Mittermeier of 849 Country Club Ln, Northbrook, IL,

RECORDER'S STAMP

or his successor in trust, as trustee of the Manfred J. Mittermeier Declaration of Trust dated August 1, 2023, and any amendments thereto, as to an undivided one-half (1/2) interest, and unto Ruth E. Mittermeier of 849 Country Club Ln, Northbrook, IL, or her successor in trust, as trustee of the Ruth E. Mittermeier Declaration of Trust dated August 1, 2023, and any amendments thereto, as to an undivided one-half (1/2) interest, the beneficial interests of said trusts being held by Manfred J. Mittermeier and Ruth E. Mittermeier, husband and wife, not as Tenants in Common or as Joint Tenants, but as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL I:

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. 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 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 RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS:

BUILDING SITE 7

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 2153.46 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 41.93 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 849 COUNTRY CLUB LANE); FOR A PLACE OF BEGINNING; THENCE FOLLOWING THE NEXT EIGHTEEN (18) COURSES AND DISTANCES COINCIDENT WITH THE FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 1 DEGREES 04 MINUTES 54 SECONDS WEST, 20.00 FEET; 2) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 23.02 FEET; 3) SOUTH 1 DEGREES 04 MINUTES 54 SECONDS WEST, 2.67 FEET; 4) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 15.83 FEET; 5)

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NORTH 1 DEGREES 04 MINUTES 54 SECONDS EAST, 1.67 FEET; 6) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 10.66 FEET; 7) NORTH 1 DEGREES 04 MINUTES 54 SECONDS EAST, 12.17 FEET; 8) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST, 2.00 FEET; 9) NORTH 1 DEGREES 04 MINUTES 54 SECONDS EAST, 20.92 FEET; 10) NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST, 26.56 FEET; 11) NORTH 1 DEGREES 04 MINUTES 54 SECONDS EAST, 23.55 FEET; 12) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST, 52.77 FEET; 13) SOUTH 1 DEGREES 04 MINUTES 54 SECONDS WEST, 11.17 FEET; 14) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST, 5.62 FEET; 15) SOUTH 43 DEGREES 55 MINUTES 06 SECONDS EAST, 8.27 FEET; 16) SOUTH 1 DEGREES 04 MINUTES 54 SECONDS WEST, 14.62 FEET; 17) SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST, 1.83 FEET; 18) SOUTH 1 DEGREES 04 MINUTES 54 SECONDS WEST, 5.00 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 06 SECONDS EAST, 8.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 2887 SQUARE FEET, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 849 COUNTRY CLUB LANE, NORTHBROOK, ILLINOIS 60062.

PARCEL II:

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 III:

EASEMENTS APPURTENANT TO PARCELS 1 AND 2 FOR THE BENEFIT OF SUCH PARCELS AS SET FORTH IN THE AFORESAID DECLARATION.

Permanent Index Number: 04-14-301-014-0000

(may have been previously indexed as: 04-14-301-004; 04-14-301-005)

Property Address: 849 Country Club Ln, Northbrook, IL 60062

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said declarations of trust set forth.

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustees; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustees in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said declarations of trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trusts created by this Indenture and by said declarations of trust was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said declarations of trust or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees are duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

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The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantors hereby expressly waive and release 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.

DATED: August 1, 2023

Manfred J. Mittermeier (SEAL)
 Manfred J. Mittermeier, Grantor

Ruth E. Mittermeier (SEAL)
 Ruth E. Mittermeier, Grantor

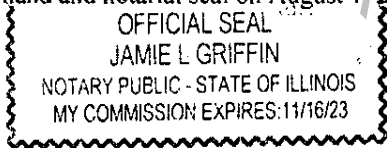
Accepted by:
Manfred J. Mittermeier (SEAL)
 Manfred J. Mittermeier, as Trustee of the Manfred J. Mittermeier Declaration of Trust dated August 1, 2023, Grantee

Accepted by:
Ruth E. Mittermeier (SEAL)
 Ruth E. Mittermeier, as Trustee of the Ruth E. Mittermeier Declaration of Trust dated August 1, 2023, Grantee

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 Manfred J. Mittermeier and Ruth E. Mittermeier, 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 acts, 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 on August 1, 2023.



Jamie L. Griffin
 Notary Public



Impress Seal Here

NAME AND ADDRESS OF PREPARER:
 Ross Law Firm Ltd.
 1622 W. Colonial Parkway, Suite 201
 Inverness, Illinois 60067
 Telephone Number (847) 358-5757

COUNTY-ILLINOIS TRANSFER STAMPS:
 EXEMPT UNDER PROVISIONS OF
 PARAGRAPH E, SECTION 31-45, REAL
 ESTATE TRANSFER TAX LAW

DATE: August 1, 2023

Manfred J. Mittermeier
 Manfred J. Mittermeier

REAL ESTATE TRANSFER TAX		16-Aug-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

04-14-301-014-0000 | 20230801691323 | 1-353-598-416

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirm that, to the best of their knowledge, the name of the grantees shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

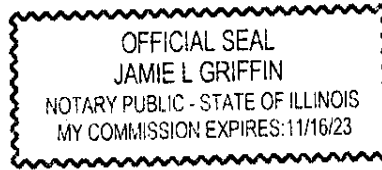
Dated: August 1, 2023

Signature: *Manfred J. Mittermeier*
Manfred J. Mittermeier, Grantor

Signature: *Ruth E. Mittermeier*
Ruth E. Mittermeier, Grantor

SUBSCRIBED and sworn to before me by the said Grantors on August 1, 2023.

Jamie L Griffin
Notary Public



The grantees or their agent affirm and verify that the name of the grantees shown on the deed or assignment of beneficial interest 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.

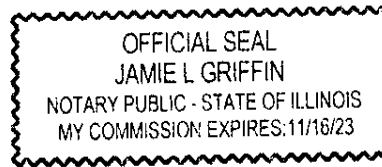
Dated: August 1, 2023

Signature: *Manfred J. Mittermeier*
Manfred J. Mittermeier, as Trustee of the Manfred J. Mittermeier Declaration of Trust dated August 1, 2023, Grantee

Signature: *Ruth E. Mittermeier*
Ruth E. Mittermeier, as Trustee of the Ruth E. Mittermeier Declaration of Trust dated August 1, 2023, Grantee

SUBSCRIBED and sworn to before me by the said Grantees on August 1, 2023.

Jamie L Griffin
Notary Public



NOTE: 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.