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TRUSTEE'S DEED ILLINOIS STATUTORY

Doc#: 2401228104 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2024 02:19 PM Pg: 1 of 4

Dec ID 20240101610659
ST/CO Stamp 0-203-929-648 ST Tax \$1,300.00 CO Tax \$650.00

CT
23NW7151891NB

THE GRANTOR(S), DANIEL J. MCMILLAN, AS TRUSTEE OF THE DANIEL J. MCMILLAN LIVING TRUST DATED SEPTEMBER 15, 2020 and DEBORAH MCMILLAN, AS TRUSTEE OF THE DEBORAH MCMILLAN LIVING TRUST DATED SEPTEMBER 15, 2020, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to CHRISTOPHER A. GEBELEIN, AS TRUSTEE UNDER A TRUST AGREEMENT DATED FEBRUARY 14, 1990, all interest in the following described Real Estate situated in Cook County in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

Covenants, conditions and restrictions of record, and building line and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general taxes not yet due and payable at the time of closing.

Permanent Real Estate Index Number(s): 04-14-301-093-0000

Address(es) of Real Estate: 819 TURNBERRY LANE, NORTHBROOK, IL 60062

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Dated this 19th day of December, 2023

Daniel J. McMillan

DANIEL J. MCMILLAN, AS TRUSTEE OF
THE DANIEL J. MCMILLAN LIVING
TRUST DATED SEPTEMBER 15, 2020

Deborah McMillan

DEBORAH MCMILLAN, AS TRUSTEE OF
THE DEBORAH MCMILLAN LIVING
TRUST DATED SEPTEMBER 15, 2020

STATE OF IL)
) SS.
COUNTY OF Lake)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DANIEL J. MCMILLAN, AS TRUSTEE OF THE DANIEL J. MCMILLAN LIVING TRUST DATED SEPTEMBER 15, 2020 and DEBORAH MCMILLAN, AS TRUSTEE OF THE DEBORAH MCMILLAN LIVING TRUST DATED SEPTEMBER 15, 2020, personally known to me to be the same person(s) whose name(s) 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19 day of December, 2023

BARBARA FALLMER
OFFICIAL SEAL
Notary Public, State of Illinois
Commission #424224
My Commission Expires
May 18, 2024

Barbara Fallmer (Notary Public)

Prepared By: Mr. Michael R. Grabill
Olson, Grabill & Flitcraft
707 Skokie Blvd.
Suite 420
Northbrook, IL 60062

Mail To:

Christopher A. Gebelein
819 Turnberry Lane
Northbrook, IL 60062

Name & Address of Taxpayer:

Christopher A. Gebelein
819 Turnberry Lane
Northbrook, IL 60062

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LEGAL DESCRIPTION

Order No.: 23NW7151891NB

For APN/Parcel ID(s): 04-14-301-093-0000

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 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 86 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 1688.08 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 70.35 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 819 TURNBERRY LANE) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT SEVENTEEN (17) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 58 DEGREES 31 MINUTES 36 SECONDS WEST 14.21 FEET; 2) SOUTH 31 DEGREES 28 MINUTES 24 SECONDS EAST 1.67 FEET; 3) SOUTH 58 DEGREES 31 MINUTES 36 SECONDS WEST 23.87 FEET; 4) NORTH 31 DEGREES 28 MINUTES 24 SECONDS WEST 1.67 FEET; 5) SOUTH 58 DEGREES 31 MINUTES 36 SECONDS WEST 12.33 FEET; 6) NORTH 31 DEGREES 28 MINUTES 24 SECONDS WEST 59.00 FEET; 7) NORTH 58 DEGREES 31 MINUTES 36 SECONDS EAST 22.00 FEET; 8) SOUTH 31 DEGREES 28 MINUTES 24 SECONDS EAST 11.67 FEET; 9) NORTH 58 DEGREES 31 MINUTES 36 SECONDS EAST 3.29 FEET; 10) NORTH 31 DEGREES 28 MINUTES 24

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LEGAL DESCRIPTION

(continued)

SECONDS WEST 3.00 FEET; 11) NORTH 58 DEGREES 31 MINUTES 36 SECONDS EAST 3.33 FEET; 12) SOUTH 31 DEGREES 28 MINUTES 24 SECONDS EAST 3.00 FEET; 13) NORTH 58 DEGREES 31 MINUTES 36 SECONDS EAST 6.83 FEET; 14) NORTH 31 DEGREES 28 MINUTES 24 SECONDS WEST 3.00 FEET; 15) NORTH 58 DEGREES 31 MINUTES 36 SECONDS EAST 3.33 FEET; 16) SOUTH 31 DEGREES 28 MINUTES 24 SECONDS EAST 3.00 FEET; 17) NORTH 58 DEGREES 31 MINUTES 36 SECONDS EAST 11.64 FEET; THENCE SOUTH 31 DEGREES 28 MINUTES 24 SECONDS EAST 47.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE

COMMONLY KNOWN AS 819 TURNBERRY LANE, 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 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 3:

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