

PT24-99029W
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TRUSTEE'S DEED ILLINOIS STATUTORY

Doc#: 2412024339 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/29/2024 11:23 AM Pg: 1 of 4

Dec ID 20240401683157
ST/Co Stamp 0-372-977-968 ST Tax \$830.00 CO Tax \$415.00

THE GRANTOR(S), CONCETTA FENDLEY, OR HER SUCCESSORS IN INTEREST, AS TRUSTEE OF THE CONCETTA FENDLEY TRUST DATED MARCH 8, 1999, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to KI LIM LEE and SON HWA LEE, husband and wife, of Northbrook, IL, not as Joint Tenants, not as Tenants in Common, but as Tenants By The Entirety, 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): 04-14-304-023-4084

Address(es) of Real Estate: 1146 MORGAN STREET, NORTHBROOK, IL 60062

PROPER TITLE, LI

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EXHIBIT A - LEGAL DESCRIPTION

The estate or interest in the Land described below and covered herein is:

(I) The leasehold estate (said leasehold estate being defined in paragraph 1.C of the ALTA leasehold endorsement(s) attached Hereto), created by the instrument herein referred to as the lease, executed by: Chicago Title Land Trust Company as Trustee Under Trust Agreement dated July 17, 2007 and known as trust number 1114335 as lessor, and Kzf townhomes ventures, L.L.C., as lessee, dated July 17, 2007, which lease was recorded July 18, 2007 as document 0719944005, and First Amendment recorded January 11, 2008 as document 0801131112 which lease demises the following described Land for a term of years beginning July 17, 2007 and ending December 31, 2158 (except the buildings and improvements located on the Land):

Lot ec-1 in the final Plat of Subdivision of Techny Parcels Ec-1 and Ec-2, being a Subdivision of part of the West half of Section 14, and part of the Southeast quarter of Section 15, all in Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as document number 0405844049, in Cook County, Illinois.

And excluding the following described parcels:

excluded parcel 0001 (ec-1 Plat-of-highways)

that part of Lot ec-1 in the final Plat of Subdivision of Techny Parcels Ec-1 and Ec-2, being a Subdivision of part of the West half of Section 14, and part of the Southeast quarter of Section 15, in Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as document number 0405844049, described as follows: beginning at the most Northerly corner of Said Lot ec-1; thence Southeasterly along the Westerly line of Waukegan road as monumented and occupied, being Also the Easterly Line of said Lot ec-1, the following five (5) courses and distances: 1) South 40 degrees 09 minutes 19 seconds East, a distance of 371.91 feet to a point of curvature; 2) Southeasterly along an arc of a curve concave to the Southwest, having a radius of 4513.77 feet, having a chord bearing of South 36 degrees 02 minutes 36 seconds East, a distance of 647.86 feet to a point of Tangency; 3) South 31 degrees 55 minutes 54 seconds East, a distance of 536.65 feet to a point of curvature; 4) Southeasterly along the arc of a curve concave to the Southwest, having a radius of 10462.92 feet, having a chord bearing of South 30 degrees 50 minutes 24 seconds East, a distance of 398.71 feet to a point of Tangency; 5) South 29 degrees 44 minutes 54 seconds East, a distance of 190.09 feet to the Southeast corner of Said Lot ec-1, being Also the North Line of Kamp Drive as Heretofore Dedicated by Instrument recorded December 22, 2000 as document number 0001007540 thence South 60 degrees 15 minutes 06 seconds West along said North Line of Kamp drive a distance of 49.00 feet; thence North 15 degrees 15 minutes 06 seconds East, a distance of 21.21 feet; thence North 29 degrees 44 minutes 54 seconds West, a distance of 175.09 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 10428.92 feet, having a chord bearing of North 30 degrees 50 minutes 24 seconds West, a distance of 397.42 feet to a point of tangency; thence North 31 degrees 55 minutes 54 seconds West, a distance of 536.65 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 4479.77 feet, having a chord bearing of North 36 degrees 02 minutes 36 seconds West, a distance of 642.98 feet to a point of tangency; thence North 40 degrees 09 minutes 19 seconds West, a distance of 314.59 feet; thence North 82 degrees 34 minutes 29 seconds West, a distance of 71.10 feet to the Northerly line of said Lot ec-1, being Also the Southerly Line of Heretofore Dedicated Founders Drive per document recorded February 27, 2004 as number 0405839014; thence North 46 degrees 28 minutes 03 seconds East along said Southerly line of founders drive a distance of 82.10 feet the place of beginning, in Cook County, Illinois.

(II) fee simple title in and to the building and all improvements (but excluding the Land) located on:

Unit Number 138 1146 Morgan Street in the Meadow Ridge condominiums, as delineated on a survey of the following described tract of Land:

Lot ec-1 in the final Plat of Subdivision of Techny Parcels Ec-1 and Ec-2, being a Subdivision of part of the West half of Section 14, and part of the Southeast quarter of Section 15, all in Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as document number 0405844049, in Cook County, Illinois, and excluding the following described parcels:

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Continued

Excluded Parcel 0001 (ec-1 Plat-of-highways)

that part of Lot ec-1 in the final Plat of Subdivision of Techny Parcels Ec-1 and Ec-2, being a Subdivision of part of the West half of Section 14, and part of the Southeast quarter of Section 15, in Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded February 27, 2004 as document number 0405844049, described as follows: beginning at the most Northerly corner of Said Lot ec-1; thence Southeasterly along the Westerly line of Waukegan road as monumented and occupied, being Also the Easterly Line of said Lot ec-1, the following five (5) courses and distances: 1) South 40 degrees 09 minutes 19 seconds East, a distance of 371.91 feet to a point of curvature; 2) Southeasterly along an arc of a curve concave to the Southwest, having a radius of 4513.77 feet, having a chord bearing of South 36 degrees 02 minutes 36 seconds East, a distance of 647.86 feet to a point of Tangency; 3) South 31 degrees 55 minutes 54 seconds East, a distance of 536.65 feet to a point of curvature; 4) Southeasterly along the arc of a curve concave to the Southwest, having a radius of 10462.92 feet, having a chord bearing of South 30 degrees 50 minutes 24 seconds East, a distance of 398.71 feet to a point of Tangency; 5) South 29 degrees 44 minutes 54 seconds East, a distance of 190.09 feet to the Southeast corner of said Lot ec-1, being Also the North Line of Kamp Drive as Heretofore Dedicated by Instrument recorded December 22, 2000 as document number 0001007540; thence South 60 degrees 15 minutes 06 seconds West along said North Line of Kamp drive a distance of 49.00 feet; thence North 15 degrees 15 minutes 06 seconds East, a distance of 21.21 feet; thence North 29 degrees 44 minutes 54 seconds West, a distance of 175.09 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 10428.92 feet, having a chord bearing of North 30 degrees 50 minutes 24 seconds West, a distance of 397.42 feet to a point of tangency; thence North 31 degrees 55 minutes 54 seconds West, a distance of 536.65 feet to a point of curvature; thence Northwesterly along an arc of a curve concave to the Southwest, having a radius of 4479.77 feet, having a chord bearing of North 36 degrees 02 minutes 36 seconds West, a distance of 642.98 feet to a point of tangency; thence North 40 degrees 09 minutes 19 seconds West, a distance of 314.59 feet; thence North 82 degrees 34 minutes 29 seconds West, a distance of 71.10 feet to the Northerly line of said Lot ec-1, being Also the Southerly Line of Heretofore Dedicated Founders Drive per document recorded February 27, 2004 as number 0405839014; thence North 46 degrees 28 minutes 03 seconds East along said Southerly line of founders drive a distance of 82.10 feet the place of beginning, in Cook County, Illinois.

Which survey is attached as exhibit "A" to the declaration of condominium recorded as document number 0829134106, amended by First Amendment recorded November 21, 2008 as document 0832645065, amended by Second Amendment recorded November 24, 2008 as document 0832945042, amended by Third Amendment recorded January 9, 2009 as document 0900916038; together with its undivided percentage interest in the common elements in Cook County, Illinois.