

UNOFFICIAL COPY



1409126035

Warranty Deed

Doc#: 1409126035 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/01/2014 10:55 AM Pg: 1 of 2

ILLINOIS

81545558
201405814555013

Above Space for Recorder's Use Only

THE GRANTOR(s) Riverside Development 21, LLC, of the Village of Northbrook, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Juliet Joy, a single person, 3168 S. Route 59, Naperville, Illinois 60064, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes not due and payable at the time of closing; the Declaration, including all amendments and exhibits thereto; building lines and building restrictions of record; zoning and building ordinances; roads and highways, if any; private, public, and utility easements of record; party wall rights and agreements, if any; homeowner's declaration, if any; covenants, conditions and restrictions of record (none which provide for reverter nor prohibit the present use of the property).

Permanent Real Estate Index Number(s): 15-36-208-038-0000 15-36-208-039-0000
Address(es) of Real Estate: 21 Herbert Road, Unit G, Riverside, Illinois 60546

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2
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SC Y
NT 12

The date of this deed of conveyance is March 14, 2014

Riverside Development 21, LLC

(SEAL) Member

(SEAL) Member

REAL ESTATE TRANSFER		03/14/2014
COOK		\$220.00
ILLINOIS:		\$440.00
TOTAL:		\$660.00

15-36-208-038-0000 | 20140301602067 | 20G6JP

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Igor Blumin and Alex Zdanov, Members of Riverside Development 21, LLC, an Illinois Limited Liability Company, personally known to me to be the same 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 his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires _____)

Given under my hand and official seal March 14, 2014

NOTARY PUBLIC
OFFICIAL SEAL
IGOR BLUMIN
NOTARY PUBLIC
STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/21/17

BOX 333-CT

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as 21 Herbert Road, Unit G, Riverside, Illinois 60546

PARCEL 1: THAT PART OF LOTS 738 THROUGH 743, IN BLOCK 7 IN THIRD DIVISION OF RIVERSIDE IN SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TAKEN AS A TRACT OF LAND, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT: THENCE EAST ALONG THE SOUTH LINE, A DISTANCE OF 168.96 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 20.21 FEET TO A POINT ON THE SOUTH FACE OF THE EXISTING BRICK BUILDING, SAID POINT BEING THE CENTER LINE OF A PARTY WALL, FOR A POINT OF BEGINNING; THENCE NORTH ALONG THE CENTER LINE OF SAID PARTY WALL AND PARALLEL WITH THE WEST LINE OF SAID TRACT TO THE NORTH FACE OF THE BRICK BUILDING THENCE EAST 0.83 FEET; THENCE SOUTH 1.65 FEET; THENCE EAST 4.18 FEET; THENCE SOUTH 7.35 FEET; THENCE EAST 20.43 FEET, SAID POINT BEING THE CENTER LINE OF A PARTY WALL; THENCE SOUTH ALONG THE CENTER LINE OF SAID PARTY WALL AND PARALLEL WITH THE WEST LINE OF SAID TRACT, TO THE SOUTH FACE OF THE BRICK BUILDING; THENCE WEST 10.24 FEET; THENCE SOUTH 5.35 FEET; THENCE WEST 15.25 FEET TO THE POINT OF BEGINNING.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON CERTAIN PARTS OF LOTS 738, 739, 740, 741, 742 AND 743, IN BLOCK 7 IN THIRD DIVISION OF RIVERSIDE IN SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DESCRIBED AND DELINEATED IN THE TOWNHOME DECLARATION RECORDED AS DOCUMENT NUMBER 1224322008 AND FIRST AMENDMENT RECORDED AS DOCUMENT NUMBER 1333016050.

This instrument was prepared by:
Mitchell B. Ruchim & Associates, P.C.
3000 Dundee Road, #415
Northbrook, Illinois 60062

Send subsequent tax bills to:
Juliet Joy
21 Herbert Road, Unit G
Riverside, Illinois 60546

Recorder-mail recorded document to:

Gregg E. Littlejohn
IS Absentee Dam
Oswego IL 60543