

# UNOFFICIAL COPY



## Warranty Deed

STISH 7159 / 2014 16289  
ILLINOIS

Doc#: 1430322010 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/30/2014 08:46 AM Pg: 1 of 2

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 Ryan Meagher and Erin Hankins, Husband and Wife, not as Joint Tenants but as Tenants by the Entirety, 903 Lawrence, No. 5E, Chicago, Illinois 60640, 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; 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 affect the quiet use and enjoyment of the premises as a residential townhome).

Permanent Real Estate Index Number(s): 15-36-208-047-0000 (affects underlying property)

Permanent Real Estate Index Number for 2014: ~~15-36-208-051-0000~~ 15-36-208-020-0001

Address(es) of Real Estate: 21 Herbert Road, Unit 1, Riverside, Illinois 60546

The date of this deed of conveyance is May 12, 2014

Riverside Development 21, LLC  
  
(SEAL) Member

(SEAL) Member

### REAL ESTATE TRANSFER TAX

12-Jun-2014



COUNTY:	220.00
ILLINOIS:	440.00
TOTAL:	660.00

15-36-208-047-0000 | 20140501601311 | LA7HHH

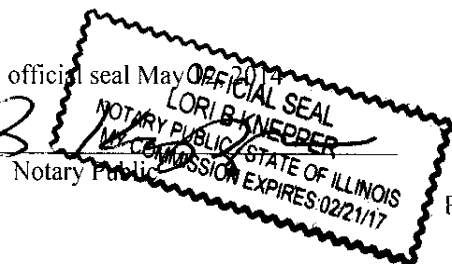
By:

(SEAL)

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 May 12, 2014



Page 1  
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**UNOFFICIAL COPY****LEGAL DESCRIPTION**

For the premises commonly known as 21 Herbert Road, Unit I, Riverside, Illinois 60546  
*N Rd*

## PARCEL 1:

THAT PART 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, 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 217.45 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 23.36 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 0.90 FEET; THENCE SOUTH 1.65 FEET; THENCE EAST 4.19 FEET; THENCE SOUTH 6.33 FEET; THENCE EAST 17.88 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 0.41 FEET; THENCE NORTH 5.95 FEET; THENCE WEST 10.06 FEET; THENCE SOUTH 5.95 FEET; THENCE WEST 12.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, 2, 3, 4, AND 5 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 1224322008 AND AMENDED AS DOCUMENT NUMBER 1333016050.

**Compliance or Exemption Approved**  
 Village of Riverside

BY: *Dina White*

Date: *10-24-14*

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

Send subsequent tax bills to:  
**Ryan Meagher and Erin Hankins**  
 21 Herbert Road, Unit I  
 Riverside, Illinois 60546

Recorder-mail recorded document to:  
*Daniel Sekec*  
 943 S Kenilworth Ave  
 Oak Park, IL 60304