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WARRANTY DEED
Statutory (Illinois)

112
Att 1604309

Doc#: 1606008102 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/29/2016 12:28 PM Pg: 1 of 3

Dec ID 20160201669174
ST/CO Stamp 1-648-802-368 ST Tax \$225.00 CO Tax \$112.50

THE GRANTORS, THOMAS BYRNES and CAROL RIGMARK, husband and wife, of the Village of Northbrook, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO OLEG MELKUMOV, of 9437 Bay Colony Drive, Unit 1N, Des Plaines, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.

Subject to: Real Estate taxes for the year 2015 and subsequent years and covenants, conditions and restrictions of record.

Real Estate Tax Number: 04-10-315-037-0000

Address of Real Estate: 1555 Sherman Road, Northbrook, IL 60062

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

DATED this 17 day of February, 2016

Thomas Byrnes (SEAL)
Thomas Byrnes

Carol Rigmark (SEAL)
Carol Rigmark

STATE OF New Mexico }
COUNTY OF Sandoval } SS

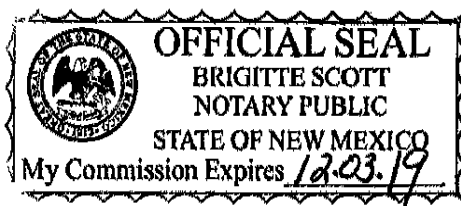
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that THOMAS BYRNES and CAROL RIGMARK, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary 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 17 day of February, 2016 *Brigitte Scott*
Notary Public

This instrument was prepared by JOEL S. HYMEN, 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089.

MAIL TO:

Antony Defina
707 Shore Blvd
Suite 410
Northbrook IL
60062



SEND SUBSEQUENT TAX BILL TO:

Oleg Melkumov
1555 Sherman Rd.
Northbrook, IL 60062

UNOFFICIAL COPY

Address Given: 1555 Shermer Road
Northbrook, IL 60062

Property Tax No(s): 04-10-315-037-0000

Legal Description:

PARCEL 1:

THAT PART OF LOTS 8, 9 AND 10 IN BLOCK 2 IN FIRST ADDITION TO NORTHBROOK MANOR, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE EAST 30.0 FEET THEREOF TAKEN OR USED FOR STREET) OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 AFORESAID LYING EAST OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD; ALSO THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 AFORESAID (EXCEPT THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD) (AND EXCEPT THAT PART TAKEN FOR ROAD PURPOSES BY INSTRUMENT RECORDED JANUARY 12, 1995 AS DOCUMENT 95026648); ALSO VACATED ILLINOIS STREET LYING SOUTH OF AND ADJOINING TO LOT 10 AND THE SOUTH LINE OF SAID LOT 10 EXTENDED EAST TO THE CENTER LINE OF THE NORTH AND SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOT 10 IN BLOCK 2 IN THE 1ST ADDITION TO NORTHBROOK MANOR AFORESAID(TAKEN AS A TRACT) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT, SAID POINT BEING 45.50 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID TRACT, 50.46 FEET; THENCE SOUTH ALONG A STRAIGHT LINE, 59.38 FEET TO A POINT WHICH IS 50.65 FEET EAST OF THE WEST LINE OF SAID TRACT; THENCE WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID TRACT, 25.65 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID TRACT, 10.0 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT, 25.0 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, 69.37 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:



THAT PART OF LOTS 8, 9 AND 10 IN BLOCK 2 IN 1ST ADDITION TO NORTHBROOK MANOR, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (EXCEPT THE EAST 30.0 FEET THEREOF TAKEN OR USED FOR STREET) OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 AFORESAID LYING EAST OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD; AND ALSO THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 AFORESAID (EXCEPT THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD), ALSO VACATED ILLINOIS STREET LYING SOUTH OF AND ADJACENT TO LOT 10 AND THE SOUTH LINE OF SAID LOT 10 EXTENDED EAST TO THE CENTER LINE OF THE NORTH AND SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOT 10 IN BLOCK 2 IN THE 1ST ADDITION TO NORTHBROOK MANOR, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN DECLARATION OF EASEMENT DATED AUGUST 3, 1964 AND RECORDED AUGUST 3, 1964 AS DOCUMENT NUMBER 19205134 AND AS CREATED BY MORTGAGE FROM STATE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT KNOWN AS TRUST NUMBER 5300 DATED APRIL 4, 1973 AND RECORDED APRIL 5, 1973 AS DOCUMENT NUMBER 22276190, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		29-Feb-2016
	COUNTY:	112.50
	ILLINOIS:	225.00
	TOTAL:	337.50
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04-10-315-037-0000	20160201669174	1-648-802-368