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AIT-28496-EDAP

WARRANTY DEED

This instrument was prepared by:
Nazar Kashuba, Esq.
Demchenko & Kashuba LLC
550 W. Frontage Rd., Ste. 3750
Northfield, IL 60093

Doc#: 1607808252 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/18/2016 12:03 PM Pg: 1 of 3

Dec ID 20160301680015
ST/CO Stamp 2-075-989-568 ST Tax \$631.00 CO Tax \$315.50

THE GRANTOR, HINKLEY PARK DEVELOPMENT LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEES, MICHAEL A. PODJASEK and MARY C. PODJASEK, husband and wife, of the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


Property Index Number(s): 09-26-422-001-0000; 09-26-422-002-0000;

Address of Real Estate: 29 North Morris Street, Park Ridge, Illinois 60068;

SUBJECT TO: general real estate taxes for the second installment of 2015 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

DATED this 15th day of March, 2016.

HINKLEY PARK DEVELOPMENT LLC

By: 
Igor Blumh, as Manager of IB Management LLC



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 41746

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EXHIBIT "A" LEGAL DESCRIPTION

THAT PART OF LOT ONE OF HINKLEY PARK TOWNHOMES RESUBDIVISION RECORDED PER DOCUMENT NUMBER 1529916059, A RESUBDIVISION OF LOTS 1, 2 AND 3 IN BLOCK 9 IN BRICKTON, BEING PENNY AND MEACHAM'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT ONE OF THE HINKLEY PARK TOWNHOMES; THENCE NORTH ALONG THE WEST LINE OF SAID LOT ONE OF HINKLEY PARK TOWNHOMES, 34.63 FEET; THENCE EASTERLY AT AN ANGLE OF 89 DEGREES 53 MINUTES 27 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 15.02 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG LAST DESCRIBED COURSE, 73.75 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 24.62 FEET; THENCE WESTERLY AT RIGHT ANGLES, 73.75 FEET; THENCE NORTHERLY 24.62 FEET TO THE POINT OF BEGINNING.

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