ANT- 284 OCEOPY

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): 09-26-422-601-0000; 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 installine ent 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.

By:

DATED this 15th day of March, 2016.

HINKLEY PARK DEVELOPMENT LLC

Igor Blumin, as Manager of IB Management LLC

UNOFFICIAL COPY

STATE OF ILLINOIS)) SS. COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Igor Blumin personally known to me to be the Manager of IB MANAGEMENT LLC. which is the Manager of HINKLEY PARK DEVELOPMENT LLC ("Company"), and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as the only Manager of the Company he signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the operating agreement of said limited liability company, as his free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hard and official seal, this 15th day of March, 2016.

OFFICIAL SEAL A SANDAL

REAL ESTATE TRANSFER TAX

16-Mar-2016

COUNTY: 315.50 ILLINOIS: 631.00 TOTAL: 946.50

09-26-422-001-0000 | 20160301680015 | 2-075-989-568

AFTER RECORDING, MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Sounty Clory's Office

29 N. Marris (1. Anking h 60068

1607808252 Page: 3 of 3

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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, 15.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG LAST DESCRIBED COURSE, 73.75 FEET; THENCE SOUTHERLY AT RIGHT ANGLES, 24.62 FEET; THENCE WESTERI Y AT RIGHT ANGLES, 73.75 FEET; THENCE NORTHERLY 24.62 FEET TO THE POINT OF BEGINNING.

Property Index Number(s):

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