

# UNOFFICIAL COPY

## WARRANTY DEED

*This instrument was prepared by:*  
Nazar Kashuba, Esq.  
Demchenko & Kashuba LLC  
2338 W. Belmont Ave.  
Chicago, IL 60618

Doc#: 1618839053 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/06/2016 08:40 AM Pg: 1 of 3

Dec ID 20160701627010  
ST/CO Stamp 1-816-939-840 ST Tax \$650.00 CO Tax \$325.00

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 GRANTEEES, MICHAEL J. FOLAN and MAUREEN T. FOLAN, 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: 37 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 30<sup>th</sup> day of June, 2016.

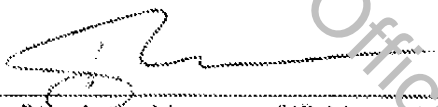
HINKLEY PARK DEVELOPMENT LLC



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP

NO. 42191

By:

  
Igor Blumkin, as Manager of IB Management LLC

*Handwritten signature and date:*  
Cemo  
015-2049K



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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 SOUTHWEST CORNER OF LOT ONE OF THE HINKLEY PARK TOWNHOMES; THENCE NORTH ALONG THE WEST LINE OF SAID LOT ONE OF HINKLEY PARK TOWNHOMES, 134.00' FEET; THENCE AT AN ANGLE OF 89 DEGREES 53 MINUTES 27 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 15.21' FEET FOR A POINT OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLES, 24.77 FEET; THENCE EASTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE, 72.90 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE, 24.77 FEET; THENCE WESTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE, 72.90 FEET TO THE POINT OF BEGINNING.

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