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 GRANGOR, 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 exid, CONVEYS and WARRANTS to THE GRANTEES, MICHAEL J. FOLAN and MAUREEN T. POLAN, 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:

37-North Morris Server, Park Ridge, Illinois 60068;

SUBJECT TO: general real estate taxes for the second insadiment 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 30th day of June, 2016.

HINKLEY PARK DEVELOPMENT LLC

CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO.42191

Igor Blumin, as Manager of IB Manager of LLC

JMD MAKE

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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 loard and official scal, this 30% day of June, 2016,

Notary Petric

OFFICIAL SCAL A SANDAL ROTARY PURCO - STATE OF ILLINOIS

AY COMPESSION EXPRESIONER

REAL ESTATE TRANSFER TAX

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COUNTY:

TOTAL:

05-Jul-2016 325.00 650.00 975.00

09-26-422-001-0000

20160701627010 | 1-816-939-840

AFTER RECORDING, MAIL TO:

Michael + Maureen Folow 37 N. MURRIS STREET PARK RIDGE, 14 60068 SEND SUBSEQUENT TAX BILLS TO:

C/O/7/5 O/F/CO

Michael & Maureen Folan 37 N. Morris Street Park Ridge, 14 60068

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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.

Property Index Number(s): 09-25-422-001-0000; 09-26-422-002-0000;

Address of Real Estate: 37 North Morris Street, Park Ridge, Illinois 60068;