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Karen A. Yarbrough
Cook County Clerk
Date: 06/29/2022 01:06 PM Pg: 1 of 4

This document prepared by:
Alena Jotkus
Shvartsman Law Offices
400 Skokie Blvd., Suite 220
Northbrook, Illinois 60062

Dec ID 20220401698614
ST/CO Stamp 1-758-304-336 ST Tax \$535.00 CO Tax \$267.50

After recording send to:
~~Law Offices of Anna Shilov Sterk
210 S. Clark Street, Suite 2025
Chicago, IL 60603~~

Send subsequent tax bills to:
Ann Vogel and Tim Heilenbach
13 Forest Avenue
River Forest, Illinois 60305

40909

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 31 day of May, 2022, by and between 7820 MADISON LLC, an Illinois limited liability company, whose address is 2 Northfield Plaza, Suite 320, Northfield, Illinois 60093 ("Grantor") and ANN VOGEL AND TIM HEILENBACH, ~~husband and wife, as Tenants by the Entirety~~ (the "Grantees").
wife & husband

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor CONVEYS AND QUIT CLAIMS onto the Grantee the following described real estate, situated and being in the City of River Forest, County of Cook, State of Illinois:

SEE EXHIBIT "A" ATTACHED



VILLAGE OF RIVER FOREST
Real Estate Transfer Tax

PIN: 15-12-313-071-0000
Commonly Known As: 13 Forest, River Forest, Illinois 60305

Date: 6/15/22 Amount Paid: \$535.00

SUBJECT TO: covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of real estate; and general real estate taxes not due and payable at the time of Closing.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, her heirs, or successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that the title and quiet possession to the hereinabove described property it will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

WITNESS the signature of the Grantor the day and year first above written.

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7820 MADISON LLC,
an Illinois limited liability company

By: Development Management Holdings LLC

By: [Signature]
Name: Igor Blumin
Its: Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, aforesaid, CERTIFY THAT, Igor Blumin, the Manager of Development Management Holdings LLC, an Illinois limited liability company, the manager of 7820 MADISON LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that he signed, sealed and delivered the instrument, as such Manager and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 31 day of May, 2022.

L. Klimchak
Notary Public

My Commission Expires: 10/09/23



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 18 IN THE RESUBDIVISION FOR THE PROMENADE TOWNHOMES, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER 1627045049, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 17 (EXCEPT THE NORTH 36 FEET THEREOF) AND LOT 20 IN SAMUEL WATTS, SR. SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 50 FEET THEREOF AND EXCEPT THE RIGHT-OF-WAY OF THE CHICAGO AND WISCONSIN RAILWAY), IN COOK COUNTY, ILLINOIS. AND THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY LINE OF LOTS 17 AND 20 AND LYING WESTERLY OF A LINE 25 FEET EASTERLY OF THE EASTERLY LINES OF SAID LOTS 17 AND 20, AS MEASURED PERPENDICULAR AND RADIAL THERETO, SAID LOTS 17 AND 20 BEING IN SAMUEL WATTS, SR. SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1910 AS DOCUMENT 4533770, AND LYING SOUTH OF THE NORTH LINE OF SAID LOT 17, EXTENDED EAST AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 20, EXTENDED EAST, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND UPON THE COMMON AREAS AS CREATED BY THE DECLARATION RECORDED AS DOCUMENT 1724022042, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

27-Jun-2022



COUNTY: 267.50
ILLINOIS: 535.00
TOTAL: 802.50

15-12-313-071-0000

20220401698614 | 1-758-304-336