

UNOFFICIAL COPY

Doc#: 2405840073 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/27/2024 12:07 PM Pg: 1 of 4

Dec ID 20240201629835

ST/CO Stamp 1-479-791-152 ST Tax \$545.00 CO Tax \$272.50

This instrument prepared by:
Jotkus Law Group LLC
3400 Dundee Road, Suite 215
Northbrook, Illinois 60062
Attention : Alena Jotkus

After recording, please return to:
Michael Comiskey
Christina Hanhart
7820 Madison Street,
River Forest IL, 60305

Send Subsequent Tax Bills to:
Michael Comiskey
Christina Hanhart
7820 Madison Street,
River Forest IL, 60305

Commonly known as:
7820 Madison Street,
River Forest IL, 60305
PIN: 15-12-313-082-0000

SPECIAL WARRANTY DEED

7820 MADISON LLC, an Illinois limited liability company, ("Grantor"), of Northfield, Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, by these presents CONVEYS AND WARRANTS unto MICHAEL COMISKEY and CHRISTINA HANHART, husband and wife, as Tenants by the Entirety ("Grantees"), of Chicago, Illinois, the real estate situated in the County of Cook, State of Illinois, which is legally described at Exhibit A, attached hereto and made a part hereof.

not as joint tenants nor as tenants in common, but
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 the Real Estate; and general real estate taxes not due and payable at the time of Closing.

[signature appears on the following page]



VILLAGE OF RIVER FOREST
Real Estate Transfer Tax

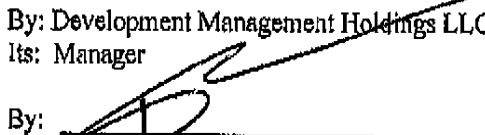
Date 02-16-2024 Amount Paid \$545.00

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IN WITNESS WHEREOF, parties have executed this instrument as of February 9, 2024.

7820 MADISON LLC,
an Illinois limited liability company

By: Development Management Holdings LLC
Its: Manager

By: 
Name: Igor Blumin
Its: Manager

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, aforesaid, CERTIFY THAT, Igor Blumin, Manager of Development Management Holdings LLC, an Illinois limited liability company, 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 9th day of February, 2024.

Larisa Khimchak
Notary Public

My Commission Expires: 10/13/27



Property of Cook County Notary Public's Office

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EXHIBIT A

LEGAL DESCRIPTION

LOT 29 IN THE RE-SUBDIVISION 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.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BY-LAWS OF PROMENADE TOWNHOMES, RECORDED AS DOCUMENT 1724022042, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

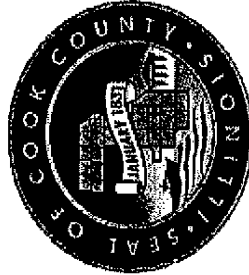
PIN: 15-12-313-082-0000

Commonly known as: 7820 Madison Street, River
Forest, Illinois 60305

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REAL ESTATE TRANSFER TAX

23-Feb-2024



COUNTY:
ILLINOIS:
TOTAL:

272.50
545.00
817.50

15-12-313-076-0000

20240201629835

1-479-791-152

Property of Cook County Clerk's Office