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Doc#: 2416520121 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/13/2024 10:01 AM Pg: 1 of 4

Dec ID 20240501609724
ST/Co Stamp 1-012-641-072 ST Tax \$1,200.00 CO Tax \$600.00

1/2
24ST00509PK

WARRANTY DEED
Statutory Illinois
Individual to Individual

The Grantor, Brian J. Murphy, an unmarried person of the City of Park Ridge, County of Cook, State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid Conveys and Warrants to

Mark Briskovic, Lidya Briskovic, Djoko Briskovic and Dila Briskovic
as joint tenants with right of survivorship
of _____

The following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject to: covenants, conditions and restrictions of record, and to General Taxes for 2016 and subsequent years.

Permanent Real Estate Index Number: 09-34-400-075-0000
Address of Real Estate: 1105 S Rose Avenue, Park Ridge, Illinois 60068

Dated this 31 day of May, 2024

Brian J. Murphy
Brian J. Murphy


State of Illinois)
)
County of Cook)

I, the undersigned, a notary public in and for the State aforesaid DO HEREBY CERTIFY that, Brian J. Murphy, personally known to me to be the person whose

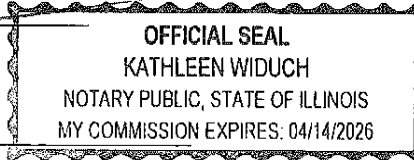
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names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 3 day of May, 2024



Notary Public



Commission expires: _____

Prepared By: Kathleen Widuch, Law Offices of Kathleen Widuch, 208 Wisner, Park Ridge, Illinois 60068

Mail to: Mr. Peter Faraci, Attorney at Law, 444 N Northwest Hwy, Suite 340, Park Ridge, Illinois

Send Tax Bills to: Mark Briskovic, 1105 S Rose, Park Ridge, Illinois 60068

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EXHIBIT "A"
Legal Description

PARCEL 1:

THE NORTH 123 FEET OF THE SOUTH 398.76 FEET, MEASURED ON THE WEST LINE THEREOF, OF THAT PART LYING EAST OF THE WEST 157 FEET, MEASURED ON THE SOUTH LINE THEREOF, OF THE WEST 1/2 OF THAT PART OF LOT 8, IN THE COUNTY CLERK'S DIVISION, IN THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE, 1491.99 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 34, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS, AS A PRIVATE ROAD, CREATED BY THE DECLARATION MADE BY KATHLEEN M. HALLOWAY, DATED FEBRUARY 23, 1953, AND RECORDED FEBRUARY 25, 1953, AS DOCUMENT NUMBER 15553318, AND EASEMENT FOR INGRESS AND EGRESS, INSTALLING, ADDING, MAINTAINING, REPAIRING AND REPLACING A WATER AND SEWER PIPE OR PIPES, AND FOR DRILLING A WELL OR WELLS, INSTALLING PUMPS, PRESSURE TANKS, STORAGE TANKS AND OTHER EQUIPMENT, AS CREATED BY THE AGREEMENT MADE BY ROSE AVENUE PROPERTY OWNERS ASSOCIATION, AS DATED AUGUST 19, 1955, AND RECORDED MAY 11, 1956, AS DOCUMENT NUMBER 16577378, OVER, ACROSS AND WITHIN THE PREMISES DESCRIBED AS FOLLOWS:, TO WIT:

THOSE PARTS OF THE WEST 1/2 OF THAT PART OF LOT 8, AFORESAID, LYING WEST OF A LINE, 1491.99 FEET, WEST OF AND PARALLEL TO THE EAST LINE OF THE SAID SOUTH EAST 1/4 OF SECTION 34, DESCRIBED AS FOLLOWS:

(A): COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 8, 97 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 8 THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT ON A LINE, 145.5 FEET, NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 8, AND 137 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 8; THENCE NORTH ALONG A LINE, 137 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 8, TO A POINT ON A LINE, 60 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 8; THENCE WEST ALONG THE SAID LAST MENTIONED PARALLEL LINE, A DISTANCE OF 10 FEET; THENCE NORTH ALONG A LINE, 127 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 8, A DISTANCE OF 60 FEET, TO THE NORTH LINE OF THE SAID LOT, THENCE EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 60 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 8, A DISTANCE OF 60 FEET; THENCE WEST ALONG A LINE, PARALLEL TO THE NORTH LINE OF THE SAID LOT, A DISTANCE OF 10 FEET; THENCE SOUTH ALONG A LINE, 177 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SAID LOT, TO A POINT ON A LINE, 138.88 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SAID LOT; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, TO A POINT ON THE SOUTH LINE OF SAID LOT 8, 157 FEET EAST OF THE SOUTHWEST CORNER OF THE SAID LOT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8, TO THE POINT OF BEGINNING,

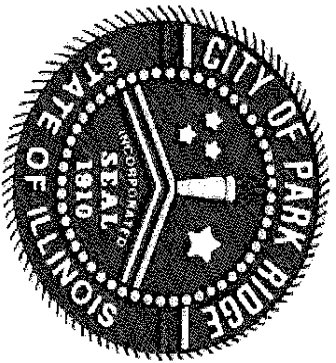
(EXCEPT THAT PART THEREOF FALLING IN PARCEL 1, AFORESAID AND EXCEPT THAT PART THEREOF FALLING IN THAT PART OF SAID LOT 8, IN THE COUNTY CLERK'S DIVISION, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 8, AFORESAID; THENCE SOUTH, 4.17 FEET ALONG THE WEST LINE OF SAID LOT 8; THENCE EAST, 310.21 FEET; THENCE NORTH, 5.42 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 8, TO THE POINT OF BEGINNING);

(B): THE NORTH 20 FEET OF THE SOUTH 429.65 FEET, LYING EAST OF THE WEST 177 FEET;

(C): THE NORTH 20 FEET OF THE SOUTH 561.53 FEET, LYING EAST OF THE WEST 177 FEET;

ALL IN COOK COUNTY, ILLINOIS.

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CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

p: (847) 318-5222 | transferstamp@parkridge.us | www.parkridge.us
505 Butler Pl, Park Ridge, Illinois 60068

Certificate # 24-000459

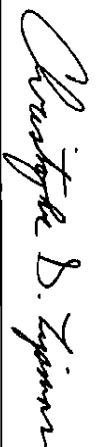
Pin(s)
09-34-400-075-0000

Address
1105 S ROSE AVE

*This certificate acts as a receipt that the above-mentioned party
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax Date
\$2,400.00 06/07/2024

Property of Cook County Clerks Office

X 
Christopher D. Lipman
Finance Director