

UNOFFICIAL COPY

WARRANTY DEED

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Doc#: 0428841097
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/14/2004 10:45 AM Pg: 1 of 3

M.G.R. TITLE

THE GRANTORS Thomas Joseph McManus and
Aileen T. O'Donovan, husband and
wife, both of Chicago, Illinois

for and in consideration of Ten Dollars (\$10.00), and other good
and valuable consideration in hand paid, CONVEY and
WARRANT in fee simple unto:

Matthew Joelson, of 1501 West Henderson, Unit 1R, Chicago,
Illinois 60657

all interest in the following described real estate in the County of
Cook and State of Illinois, to wit:

See Reverse Hereof for Legal Description

Permanent Index Number: 14-17-315-035-0000
Address of Real Estate: 4048 North Clark Street, Unit H
Chicago, Illinois 60613

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all
statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantors have signed this Warranty Deed this 21st day of
September, 2004.

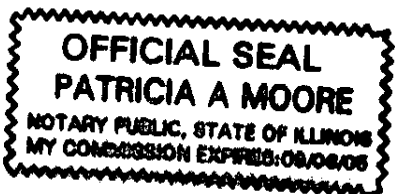
Thomas Joseph McManus
Thomas Joseph McManus

Aileen T. O'Donovan
Aileen T. O'Donovan

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas
Joseph McManus and Aileen T. O'Donovan, personally known to me to be the same persons whose names are subscribed to the
foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said
instrument as their free and voluntary act and for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of Septm, 2004.



Patricia A Moore
Notary Public

My commission expires on 9/6/06

UNOFFICIAL COPY**LEGAL DESCRIPTION**

THAT PART OF THE EAST ¼ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE WHICH IS 100 FEET EAST OF THE PARALLEL WITH THE EAST LINE OF SOUTHPORT AVENUE, LYING NORTH OF A LINE WHICH IS 353 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST ¼ OF SECTION 17 AND LYING SOUTHEASTERLY OF A LINE WHICH IS 100 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF BELLE PLAINE AVENUE, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ALLEY BY PLAT RECORDED NOVEMBER 22, 1971 AS DOCUMENT 21719002), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 1:

THAT PART OF THE ABOVE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY LINE OF THE 16 FOOT ALLEY AS DESCRIBED PER DOCUMENT NUMBER 21719002 AND THE WESTERLY LINE OF NORTH CLARK STREET, SAID POINT OF COMMENCEMENT ALSO BEING THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH 23 DEGREES, 16 MINUTES, 48 SECONDS EAST ALONG SAID WESTERLY LINE OF NORTH CLARK STREET, 0-80 FEET; THENCE SOUTH 66 DEGREES, 14 MINUTES, 28 SECONDS EAST, 27.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23 DEGREES, 45 MINUTES, 32 SECONDS EAST, 20.93 FEET; THENCE SOUTH 00 DEGREES, 16 MINUTES, 00 SECONDS EAST, 11.46 FEET; THENCE NORTH 89 DEGREES, 40 MINUTES, 57 SECONDS EAST, 0.37 FEET; THENCE SOUTH 00 DEGREE, 44 MINUTES, 32 SECONDS EAST, A DISTANCE OF 8.95 FEET; THENCE SOUTH 89 DEGREES, 44 MINUTES, 19 SECONDS WEST, 21.09 FEET; THENCE NORTH 00 DEGREES, 16 MINUTES, 00 SECONDS WEST, 11.46 FEET; THENCE NORTH 23 DEGREES, 45 MINUTES, 32 SECONDS WEST, 20.90 FEET; THENCE NORTH 66 DEGREES, 14 MINUTES, 28 SECONDS WEST, 22.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.
WITH AN EASEMENT OVER THE SOUTHERLY 3.00 FEET OF THE NORTHERLY 7.80 FEET ABOVE ELEVATION 57.5 (CHICAGO CITY DATUM)

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS ON, OVER AND ACROSS THE PROPERTY KNOWN AS "COMMON AREA" AND "COMMON FACILITIES" AS SET FORTH IN DECLARATION OF EASEMENTS RESTRICTIONS AND COVENANTS FOR GRACELAND COURT TOWNHOMES RECORDED DECEMBER 11, 1998 AS DOCUMENT 08128213.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR EMERGENCY ACCESS AND EGRESS ON, OVER AND ACROSS THE ROOFS, DECKS, BALCONIES AND EXIT STAIRWAYS ON ADJACENT PARCELS IN THE EVENT OF IMMINENT THREAT TO PERSONAL SAFETY, AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR GRACELAND COURT TOWNHOMES RECORDED DECEMBER 11, 1998 AS DOCUMENT 08128213.

Subject to: covenants, conditions and restriction of record; public and utility easements; existing leases and tenancies; general real estate taxes for 2003 and subsequent years.

Permanent Index Number: 14-17-315-035-0000

Address of Real Estate: 4048 North Clark, Unit H, Chicago, Illinois 60613

This instrument was prepared by Eileen C. Lally, One East Wacker, Suite 2920, Chicago, Illinois 60601

Upon recording return to:
Peter Joelson, Esq.
30665 Northwestern Highway, Suite 200
Farmington Hills, Michigan 48334

Mail tax bill to:
Matthew Joelson
4048 North Clark, Unit H
Chicago, Illinois 60613

UNOFFICIAL COPY

Property of Cook County Clerk's Office

City of Chicago
Dept. of Revenue
355753



Real Estate
Transfer Stamp
\$3,585.00

10/13/2004 14:20 Batch 06260_87

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT 13 04
REVENUE STAMP



0000742746

REAL ESTATE
TRANSFER TAX
0023900
FP326670

STATE TAX
STATE OF ILLINOIS
OCT. 13. 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



000071291

REAL ESTATE
TRANSFER TAX
0047800
FP326669