

# UNOFFICIAL COPY

## WARRANTY DEED

44306-103

WHEN RECORDED, MAIL TO:

Thomas J. Scannell, Esq.  
10001 S. Western Avenue  
Chicago, Illinois 60643



Doc#: 0503214167  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 02/01/2005 11:26 AM Pg: 1 of 2

SEND SUBSEQUENT TAX BILLS TO:

Jennifer Pelic  
4046 N. Clark, Unit I  
Chicago, Illinois 60613

GRANTOR, **Raymond D. Karr**, a single man, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, **Jennifer Pelic**, of 910 W. Lake Street, Chicago, Illinois, all of his interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

SWART TITLE OF ILLINOIS  
2 NORTH LaSALLE STREET, SUITE 1920  
CHICAGO, IL 60602

Permanent Index No: 14-17-315-023-0000.

Property Address: 4046 N. Clark, Unit I, Chicago, Illinois 60613.

Subject to the following, if any: (1) General real estate taxes for the year 2004 and subsequent years; (2) private, public and utility easements; (3) Purchaser's mortgages of record, if any; (4) covenants, conditions and restrictions of record; and (5) Declaration of Condominium.

DATED this 24<sup>th</sup> Day of January, 2005.

*Raymond D. Karr*  
Raymond D. Karr

*RR*

STATE OF ILLINOIS )  
) ss  
COUNTY OF COOK )

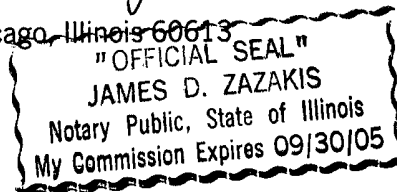
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that RAYMOND D. KARR, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 24<sup>th</sup> Day of January, 2005.

My commission expires 9/30/05

*James D. Zazakis*  
Notary Public

PREPARED BY: James D. Zazakis, Esq., 4334 North Hazel, Suite 109, Chicago, Illinois 60613



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## STEWART TITLE

GUARANTY COMPANY  
HEREIN CALLED THE COMPANY

ALTA COMMITMENT  
Schedule A - Legal Description  
File Number: TM167234  
Assoc. File No: "

### COMMITMENT - LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF THE WESTERLY LINE OF CLARK STREET, LYING EAST OF A LINE WHICH IS 100 FEET EAST OF AND 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 1/4 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.

THAT PART OF THE ABOVE DESCRIBED AS FOLLOWS:

PARCEL 1: (KNOWN AS UNIT 4046I)


COMMENCING AT THE SOUTHERLY LINE OF 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 THE WESTERLY LINE OF NORTH CLARK STREET 123.18 FEET, THENCE SOUTH 80 DEGREES, 05 MINUTES, 19 SECONDS WEST 105.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 09 DEGREES, 54 MINUTES 41 SECONDS EAST 21.08 FEET THENCE SOUTH 13 DEGREES, 30 MINUTES, 13 SECONDS WEST 11.38 FEET; THE SOUTH 76 DEGREES, 21 MINUTES, 40 SECONDS EAST 17.66 FEET; THENCE NORTH 14 DEGREES, 04 MINUTES, 16 SECONDS EAST 7.52 FEET; THENCE NORTH 75 DEGREES, 09 MINUTES, 15 SECONDS WEST 0.37 FEET THENCE NORTH 13 DEGREES, 30 MINUTES, 13 SECONDS EAST 11.27 FEET THENCE NORTH 09 DEGREES, 54 MINUTES, 41 SECONDS WEST 21.23 FEET THENCE SOUTH 80 DEGREES, 05 MINUTES, 19 SECONDS WEST 18.86 FEET TO THE POINT OF BEGINNING

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL , A, SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR GRACELAND COURT TOWNHOMES, RECORDED AS DOCUMENT NUMBER 08128213.

REORDER ITEM #: TX-1000 LABEL

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



JAN. 27. 05


REVENUE STAMP

REAL ESTATE TRANSFER TAX
0096100
# 0000023989
FP 102810

FP 102804
0039200
# 0000024003
REAL ESTATE TRANSFER TAX

STATE TAX

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE




JAN. 27. 05

STATE OF ILLINOIS

CITY TAX

**CITY OF CHICAGO**  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE



JAN. 28. 05

REAL ESTATE TRANSFER TAX
0294000
# 0000012775
FP 102807

STEWART TITLE GUARANTY COMPANY