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206168800000
Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
JOINT TENANCY



Doc#: 0515942278
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/08/2005 10:37 AM Pg: 1 of 3

10

M.G.R. TITLE

THE GRANTOR(S), ROBERT C. NEVILLE and KERRY M. NEVILLE, HUSBAND AND WIFE, of the City of CHICAGO, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to

CHRISTOPHER MAFFIOLI and BRIANNA R. UNRUH, *NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY*
Single Single

(GRANTEE'S ADDRESS) 1216 W. WAVELAND, #2, CHICAGO, Illinois 60613 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements, party wall rights and agreements, general taxes for the year 2004 and subsequent years

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. *TO HAVE AND TO HOLD SAID PREMISES NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY FOREVER.*

Permanent Real Estate Index Number(s): 14-17-315-032-0000
Address(es) of Real Estate: 4048 N. CLARK, UNIT E, CHICAGO, Illinois 60613

Dated this 3RD day of JUNE, 2005

Robert C. Neville
ROBERT C. NEVILLE

Kerry M. Neville
KERRY M. NEVILLE

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
382539 \$4,012.50
06/06/2005 13:52 Batch 02246 60



STATE OF ILLINOIS
STATE TAX
JUN.-6.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000021151
REAL ESTATE TRANSFER TAX
00535.00
FR326660

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN.-6.05
REVENUE STAMP

0000161973
REAL ESTATE TRANSFER TAX
00267.50
FP326670

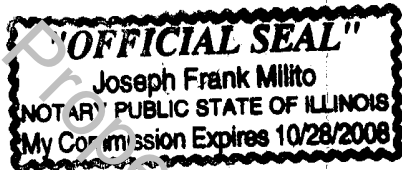
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ROBERT C. NEVILLE and KERRY M. NEVILLE,

personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 3RD day of JUNE, 2005



Joseph Frank Milito (Notary Public)

Prepared By: JOSEPH FRANK MILITO
732 W. FULLERTON PKWY., SUITE 2F
CHICAGO, Illinois 60614

Mail To:
JEFFREY L. PICKLIN, ESQ.
1941 ROHLWING ROAD
ROLLING MEADOWS, Illinois 60008

Name & Address of Taxpayer:
CHRISTOPHER MAFFIOLI and BRIANNA R. UNRUH
4048 N. CLARK, UNIT E
CHICAGO, Illinois 60613

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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 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 QUARTER 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, ALL IN COOK COUNTY, ILLINOIS (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:

UNIT 4048 E

THAT PART OF THE ABOVE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY LINE OF 16 FOOT ALLEY AS DESCRIBED PER DOCUMENT 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 106.80 FEET; THENCE SOUTH 79 DEGREES, 58 MINUTES, 08 SECONDS WEST 84.19 FEET TO THE POINT OF BEGINNING; THENCE NORTH 10 DEGREES, 01 MINUTES, 52 SECONDS WEST, 21.04 FEET, THENCE NORTH 33 DEGREES, 29 MINUTES, 47 SECONDS WEST 11.45 FEET; THENCE NORTH 56 DEGREES, 34 MINUTES, 04 SECONDS EAST, 0.37 OF A FOOT; THENCE NORTH 33 DEGREES, 47 MINUTES, 59 SECONDS WEST, 7.56 FEET; THENCE NORTH 16 DEGREES, 49 MINUTES, 35 SECONDS WEST 4.31 FEET; THENCE SOUTH 73 DEGREES, 10 MINUTES, 25 SECONDS WEST, 23.42 FEET, THENCE SOUTH 33 DEGREES, 13 MINUTES, 06 SECONDS EAST 20.08 FEET; THENCE SOUTH 10 DEGREES, 00 MINUTES, 53 SECONDS EAST 21.65 FEET THENCE NORTH 79 DEGREES, 58 MINUTES, 08 SECONDS TO THE POINT OF BEGINNING.

EXCEPT THAT PART LYING NORTH OF THE FOLLOWING LINE AND BELOW ELEVATION +36.4 (CHICAGO CITY DATUM), BEGINNING ON THE WESTERLY LINE, 6.15 FEET SOUTHEASTERLY OF THE NORTHWEST CORNER, THENCE NORTH 58 DEGREES, 47 MINUTES, 00 SECONDS EAST 14.25 FEET, THENCE NORTH 73 DEGREES, 10 MINUTES, 25 SECONDS EAST 7.88 FEET TO THE WESTERLY LINE.

WITH AN EASEMENT OVER THE NORTHERLY 3.00 FEET OF THE SOUTHERLY 7.80 FEET ABOVE ELEVATION 57.5 (CHICAGO CITY DATUM).

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTION FOR GRACELAND COURT TOWNHOMES RECORDED AS DOCUMENT NUMBER 08128213.