

# UNOFFICIAL COPY



Doc#: 0708033097 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/21/2007 09:48 AM Pg: 1 of 4

## WARRANTY DEED

Above Space For Recorder's Use Only

**THE GRANTOR(s)**, DARREN MUNGERSON, and MICHELLE MUNGERSON, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to MICHELLE MITCHELL, <sup>unmarried</sup> ~~as Trustee of the Michelle Mitchell Trust dated June 21, 2004,~~ as amended GRANTEE(s), of 5649 N. Richmond, Chicago, Illinois all interest in the real estate situated in the County of Cook in the State of Illinois, legally described as Exhibit A attached hereto and made a part hereof, subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE and TO HOLD said premises FOREVER.

Permanent Real Estate Index Number: 14-17-35 016-0000

Address of Real Estate: 4046 N. Clark, Unit B, Chicago, Illinois 60613

IN WITNESS WHEREOF, the Grantor(s) has/have executed this Warranty Deed as of this 12th of March, 2007.

DARREN MUNGERSON

MICHELLE MUNGERSON

### THIS INSTRUMENT WAS PREPARED BY:

Michael Z. Margolies, Esq.  
4709 West Golf Road  
Suite 475  
Skokie, Illinois 60076

CS 096  
NW 6103098 Mr. Mungerson

BOX 334 CII

496  
C.F.

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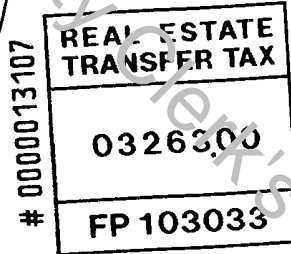
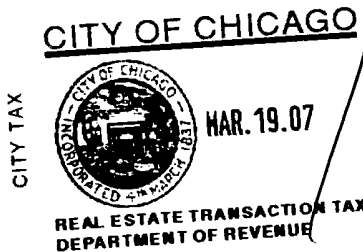
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DARREN MUNGERSON and MICHELLE MUNGERSON, husband and wife, 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 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 12<sup>th</sup> day of March, 2007.

Commission expires May 24, 2010

*Laurie A. Shields*  
Notary Public

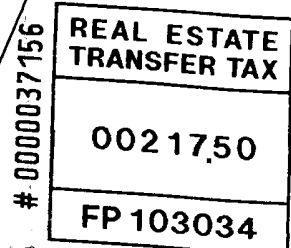
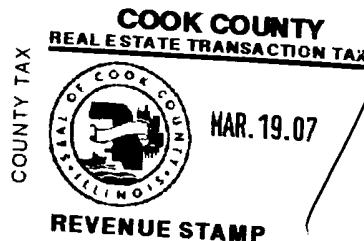
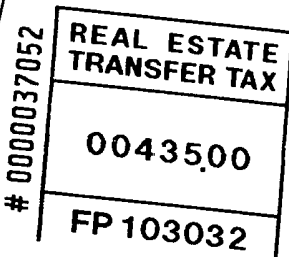
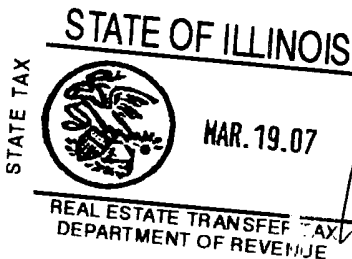


**MAIL AFTER RECORDING TO:**

Leila T. Francis  
190 S. LaSalle Street  
Suite 1700  
Chicago, IL 60603

**MAIL TAX BILLS TO:**

Michelle J. Mitchell  
4046 N. Clark  
Unit B  
Chicago, Illinois 60613



**UNOFFICIAL COPY****EXHIBIT A**

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

**PARCEL 1: (KNOWN AS UNIT 4046B )**

**THAT PART OF THE ABOVE DESCRIBED AS FOLLOWS:**

**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; THE SOUTH 23 DEGREES, 16 MINUTES, 48 SECONDS EAST ALONG THE WESTERLY LINE OF NORTH CLARK STREET 240.27 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 49 SECONDS WEST 63.56 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES, 00 MINUTES, 11 SECONDS WEST 20.45 FEET; THENCE NORTH 23 DEGREES, 29 MINUTES, 47 SECONDS WEST 11.86 FEET THENCE NORTH 66 DEGREES, 31 MINUTES, 57 SECONDS EAST 17.67 FEET; THENCE SOUTH 22 DEGREES, 42 MINUTES, 33 SECONDS EAST 7.51 FEET; THENCE SOUTH 66 DEGREES, 28 MINUTES, 57 SECONDS WEST 0.37 FEET; THENCE SOUTH 23 DEGREES, 29 MINUTES, 47 SECONDS EAST 11.97 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 11 SECONDS EAST 20.32 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 49 SECONDS WEST 15.81 FEET TO THE POINT OF BEGINNING.**

**PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR GRACELAND COURT TOWNHOMES, RECORDED AS DOCUMENT NUMBER 08128213.**

PIN 14-17-315-016-000

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## EXHIBIT B

### **Title Exception**

Covenants, conditions, ordinances, agreements and restrictions of record, recorded party wall rights, the Townhome Declaration, non-delinquent taxes, building lines and easements.

Property of Cook County Clerk's Office