

# UNOFFICIAL COPY

**PREPARED BY:**

Picklin & Lake  
5245 Old Orchard Road, Suite 220  
Skokie, IL 60077



Doc#: 1215304055 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/01/2012 10:54 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Carson W. Hunter  
4048 N. Clark Street, Unit E  
Chicago, IL 60613

**MAIL RECORDED DEED TO:**

Marilyn Mulcahy, James B. Carroll &  
7800 W. 95th St., Ste. 2-E  
Hickory Hills, IL 60457 Associates

2012200030

1/2

**WARRANTY DEED**  
Statutory (Illinois)

THE GRANTOR(S), Christopher Maffioli and Brianna R. Maffioli, FKA Brianna R. Unruh, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Carson W. Hunter, of 801 W. Newport, Unit 1E, Chicago, Illinois 60657, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

THAT PART OF THE EAST 1/2 OF THE SOUTH WEST 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 +3634 (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.

Permanent Index Number(s): 14-17-315-032-0000  
Property Address: 4048 N. Clark Street, Unit E, Chicago, IL 60613

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INT AS

Subject, however, to the general taxes for the year of 2011 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

