

UNOFFICIAL COPY

WARRANTY DEED # 2765
114

THE GRANTORS Matthew E. Joelson, a single man of Birmingham, Michigan

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:

Christopher Rizzo and Elizabeth Rizzo, husband and wife, of 4048 N. Clark Street Unit H, Chicago, Illinois, 60625, AS TENANTS BY THE ENTIRETY, 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



Doc#: 1623219170 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Kuren A. Yarbrough
Cook County Recorder of Deeds
Date: 08/19/2016 12:39 PM Pg: 1 of 3

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

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases 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 Grantor has signed this Warranty Deed this 1st day of August, 2016.

Matthew E. Joelson

State of Michigan, County of Oakland ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matthew E. Joelson, 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 said instrument as their free and voluntary act and for the uses and purposes therein set forth.

Given under my hand and official seal, 1st day of August, 2016.

PAUL F. JOELSON
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Mar 8, 2019
ACTING IN COUNTY OF OAKLAND

Print Name: _____
Notary Public, Oakland County, Michigan
My commission expires on 3/8/19

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Property of Cook County Clerk's Office

05-Aug-2016

REAL ESTATE TRANSFER TAX

CHICAGO: 3,873.75

CTA: 1,549.50

TOTAL: 5,423.25 *

14-17-315-035-0000 | 20160801640728 | 1-785-176-896

* Total does not include any applicable penalty or interest due.

05-Aug-2016

REAL ESTATE TRANSFER TAX

COUNTY: 258.25

ILLINOIS: 516.50

TOTAL: 774.75

14-17-315-035-0000 | 20160801640728 | 2-105-676-606

UNOFFICIAL COPY**LEGAL DESCRIPTION**

THAT PART OF THE EAST ½ 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 WEST, 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 DEGREES, 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 EASTMENT OVER THE SOUTHERLY 3.00 FEET OF THE NORTHERLY 7.80 FEET ABOVE ELEVATION 57.5 (CHICAGO CITY DATUM)

PARCEL 2:

EASTMENT 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 INGRESS 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 2015 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 Peter W. Joelson 30665 Northwestern Hwy, Ste 200, Farmington Hills, MI 48334

Upon recording return to:
Dean N. Fugate, Esq.
1406 W. Chicago Ave.
Chicago, IL 60642

Mail tax bill to:
Chris and Elizabeth Rizzo
4048 North Clark, Unit H
Chicago, Illinois 60613