

OFF-1809417
1 of 2

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PREPARED BY:

Robert A. Horwitz
218 N. Jefferson St. Suite 401
Chicago, IL 60661

Doc#. 1816249081 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/11/2018 09:42 AM Pg: 1 of 2

MAIL TAX BILL TO:

Stephanie Foley
4048 N. Clark Street, Unit E
Chicago, IL 60613-1984

Dec ID 20180501675693
ST/CO Stamp 1-591-312-672 ST Tax \$667.00 CO Tax \$333.50
City Stamp 0-744-686-368 City Tax: \$7,003.50

MAIL RECORDED DEED TO:

Siragusa Law
Dana C. Siragusa, Esq.
25 E. Washington Street, Suite 700
Chicago, IL 60602

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Carson W. Hunter and Kristen Hunter. A married couple, of 4048 N. Clark Street, Unit E, Chicago, IL 60613-1984, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Stephanie Foley, a married person, of 2650 N. Lakeview Ave, #3005, Chicago, IL 60614-1828, 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 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 NUMBER 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 NUMBER 21719002 AND THE WESTERLY LINE OF NORTH CLARK STREET; SAID POINT OF COMMENCEMENT ALSO BEING THE NORTH EAST 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 FEET; 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; 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

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CITY DATUM).

PARCEL 2:

EASEMENT 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 TOWNSHOMES RECORDED DECEMBER 11, 1998 AS DOCUMENT NUMBER 08128213.

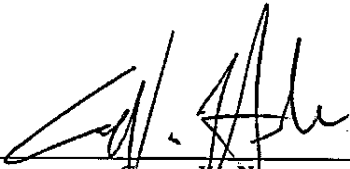
PIN: 14-17-315-032-0000

Address: 4048 N. Clark Street, Unit E, Chicago, IL 60613-1984

Subject, however, to the general taxes for the Second Installment of the year of 2017 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 5th day of June, 2018 KH



Carson W. Hunter


Kristen Hunter

STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Carson W. Hunter and Kristen Hunter, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 25th day of May, 2018



Notary Public

My commission expires: 05-16-2020



CHICAGO: 5,002.50
CTA: 2,001.00
TOTAL: 7,003.50 *

14-17-315-032-0000 | 20180501675693 | 0-744-686-368

Total does not include any applicable penalty or interest due.



COUNTY: 333.50
ILLINOIS: 667.00
TOTAL: 1,000.50

14-17-315-032-0000 | 20180501675693 | 1-591-312-672

