

# UNOFFICIAL COPY

Doc#: 2217308237 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/22/2022 04:17 PM Pg: 1 of 3

Dec ID 20220501629008  
ST/CO Stamp 1-554-260-048 ST Tax \$600.00 CO Tax \$300.00  
City Stamp 0-480-518-224 City Tax: \$6,300.00

## WARRANTY DEED

1052  
22-82702

Tracy Baum, a single woman, 4048 N. Clark, Unit 1, Chicago, IL ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Helen Hagermoser and Kevin O'Brien, husband and wife, 3234 N. Clark, Unit 2N, Chicago, IL 60657 ("Grantee"), as tenants by the entirety, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

\* Healey  
See attached legal description

\*\*  
BRADLEY

Permanent Real Estate Index Number: 14-17-315-036-0000

Address of Real Estate: 4048 N. Clark St., Unit I, Chicago, IL 60613

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

Proper Title, L.L.C.  
1530 E. Dundee Road  
Suite #250  
Palatine, IL 60074



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## 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 353 feet North of and 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 the plat recorded November 22, 1971 as document number 21719002), all in Cook County, Illinois;

Unit No. 4048-I:

Parcel 1:

That part of the above described as follows:

Commencing at the Southerly line of the 16 feet alley described per document number 21719002 and the Westerly line of 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, 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 29 degrees 40 minutes 57 seconds East, 21.28 feet; thence North 00 degrees 13 minutes 43 seconds West, 20.37 feet; thence North 23 degrees 33 minutes 55 seconds West, 21.23 feet; thence South 66 degrees 14 minutes 28 seconds West, 23.16 feet to the point of beginning.

Easement over the Southerly 3.00 feet of the Northerly 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 the Declaration of Easements, Covenants and Restrictions for Graceland Court Townhomes recorded as document number 08128213.