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Doc# 2319313385 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/12/2023 04:03 PM Pg: 1 of 3

Dec ID 20230701662788
ST/CO Stamp 1-544-240-848 ST Tax \$675.00 CO Tax \$337.50
City Stamp 0-617-995-984 City Tax: \$7,087.50

WARRANTY DEED ILLINOIS STATUTORY TENANCY BY THE ENTIRETY

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTORS Michael Sherwood and Katherine Sherwood, fka Katherine Hovenac, a married couple, of 4046 North Clark Street, Unit D, Chicago, IL 60613 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Daniel James Stone and Katherine Ellen Hermann Stone, a married couple, of 2309 West Foster Avenue, Unit 1, Chicago, IL 60625, not as tenants in common, nor as joint tenants, but as tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-17-315-018-0000



Property Address: 4046 North Clark Street, Unit D, Chicago, IL 60613

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

REAL ESTATE TRANSFER TAX		11-Jul-2023
	CHICAGO:	5,062.50
	CTA:	2,025.00
	TOTAL:	7,087.50 *
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* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		11-Jul-2023
	COUNTY:	337.50
	ILLINOIS:	675.00
	TOTAL:	1,012.50
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EXHIBIT A LEGAL DESCRIPTION

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 One: (known as Unit 4046D)

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;

Thence 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 82.39 feet to the point of beginning;

Thence North 00 degrees, 00 minutes, 11 seconds West 20.55 feet;

Thence North 23 degrees, 29 minutes, 47 seconds West 11.82 feet;

Thence North 66 degrees, 36 minutes, 24 seconds East 0.37 feet;

Thence North 23 degrees, 28 minutes, 54 seconds west 5.93 feet;

Thence South 66 degrees, 48 minutes, 46 seconds West 21.07 feet;

Thence South 23 degrees, 29 minutes, 47 seconds East 11.87 feet;

Thence South 00 degrees, 00 minutes, 11 seconds East 20.56 feet;

Thence North 89 degrees, 59 minutes, 49 seconds East 22.53 feet to the point of beginning.

Parcel Two:

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.

14-17-315-018-0000