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Doc#: 2405733301 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/26/2024 04:29 PM Pg: 1 of 3

Dec ID 20240201636066
ST/CO Stamp 0-135-090-736 ST Tax \$716.00 CO Tax \$358.00
City Stamp 1-836-438-064 City Tax: \$7,518.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Stephanie Foley and Kevin Markey
4048 North Clark Street
Unit E
Chicago, IL 60613

(The Above Space for Recorder's Use Only)

THE GRANTORS Stephanie Foley and Kevin Markey, husband and wife, of 4048 North Clark Street, Unit E, 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 Chad Horetski and Erin Horetski, husband and wife, of , 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: *STC 22340856E 1st P2*

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-17-315-032-0000

Property Address: 4048 North Clark Street, Unit E, 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.

Dated this 17 day of February, 2024.

Stephanie Foley

Stephanie Foley

Kevin Markey

Kevin Markey

REAL ESTATE TRANSFER TAX	21-Feb-2024
CHICAGO:	5,370.00
CTA:	2,148.00
TOTAL:	7,518.00 *

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

REAL ESTATE TRANSFER TAX	21-Feb-202
COUNTY:	358.0
ILLINOIS:	716.0
TOTAL:	1,074.0

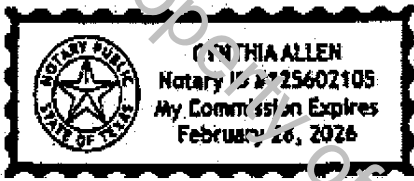
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Texas
 STATE OF ~~KENTUCKY~~)
 Fort Bend *ca*) SS,
 COUNTY OF ~~DIBAGE~~)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Stephanie Foley and Kevin Markey personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as 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 17 day of February 2024.



Cynthia Allen

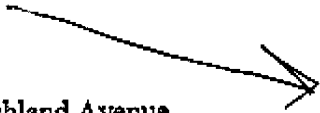
 Notary Public

Completed via Remote Online Notarization using 2 way Audio/Video technology.

THIS INSTRUMENT PREPARED BY
 Eileen Pearse
 Ciesla & Pearse, PC
 1755 S. Naperville Rd., Suite 100
 Wheaton, IL 60189

MAIL TO:

James Zazakis
 3832 North Ashland Avenue
 Chicago, IL 60613



SEND SUBSEQUENT TAX BILLS TO:

Chad Horetski
 4048 North Clark Street
 Unit E
 Chicago, IL 60613

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EXHIBIT A LEGAL DESCRIPTION

HAT 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 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 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 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 57 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 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 TOWNHOMES RECORDED DECEMBER 11, 1998 AS DOCUMENT NUMBER 08128213.