

UNOFFICIAL COPY

Doc#: 1912333013 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/03/2019 09:16 AM Pg: 1 of 3

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

1617456

191

Dec ID 20190401660258
ST/CO Stamp 0-831-678-368 ST Tax \$310.00 CO Tax \$155.00
City Stamp 0-003-860-384 City Tax: \$3,255.00

**Warranty Deed
Statutory (Illinois)**

THE GRANTOR(S) JAIME MANCERA AND MACRINA MANCERA, HUSBAND AND WIFE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Neil Browne

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See attached legal description.

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

Subject, however, to the general taxes for the year of 2018 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision instruments, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 13-36-418-009-0000

Property Address: 1735 N. Fairfield Ave., Chicago, IL 60647

Dated this 1 day of May 2019.


Jaime Mancera



Macrina Mancera

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STATE OF Illinois)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jaime Mancera and Macrina Mancera, 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 1 day of ~~April~~ May, 2019.



Notary Public

My commission expires: 3/9/20

THIS DOCUMENT PREPARED BY:
F. Vian, 2823 N. Milwaukee Ave., Chicago IL 60618



MAIL TAX BILL TO:
Neil Browne
2646 W. Crystal
Chicago IL 60622
MAIL RECORDED DEED TO:

→ Same

Property of Cook County Clerk's Office

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American Land Title Association

File Number : 1617456
Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016

EXHIBIT A

Legal:

LOT 39 IN JOHN H. HAY'S SUBDIVISION OF LOTS 1 TO 5 IN BLOCK 6 IN BORDEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Address: 1735 N. Fairfield Ave., Chicago, IL 60647

PIN #: 13-36-418-009-0000

PIN #:

PIN #:

Township: West Chicago

This page is only a part of a 2016 ALTA® Commitment for Title Insurance(issued by Old Republic National Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form).

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