## **UNOFFICIAL COPY**

### Warranty Deed

THE GRANTOR(S):

Evangelina Barriga Single

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, convey(s) and warrant(s) to:

Adam Anis and Qurratul

Azirah Rahman-Anis, as

tenants by the entirety
the following described Real

Property, located in the

County of COOK, State of

Illinois, to wit:

Doc#. 2028462067 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 10/12/2020 09:54 AM Pg: 1 of 4

Dec ID 20200801654149

ST/CO Stamp 1-320-387-040 ST Tax \$382.50 CO Tax \$191.25

City Stamp 1-510-392-288 City Tax: \$4,016.25

REAL ESTATE TRANSFER TAX			11-Aug-2020
		COUNTY:	191.25
		ILLINOIS:	382.50
	O. T.	TOTAL:	573.75
13-23-131-039-1004		20200801654149 L	1_320_387_040

REAL ESTATE TRANSFER TAX

13-23-131-039-1004 20200801654149

CHICAGO:

Total does not include any applicable penalty or interest due.

CTA:

TOTAL:

11-Aug-2020

2,868.75

1,147.50

4,016.25

1-510-392-288

#### SEE ATTACHED LEGAL DESCRIPTION

Subject to covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all government taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; building and zoning laws, leases and tenancies; and general real estate taxes not due and payable at the time of Closing.

#### PIN # 13-23-131-039-1004

Commonly Known As: 3643 North Monticello Avenue, Unit 3N, Chicago, IL 60618

DATED THIS 30 DAY OF July 2020

Evangelina Barriga

STATE OF CALIFORNIA )

) SS

**COUNTY OF SAN DIEGO** 

I, the undersigned, a Notary Public in and for said County, in the State of California, do hereby certify that **Evangelina Barriga**, known to me to be the

(h) 200 100 1/2

Baird & Warner Title Services, Inc. 475 North Martingale Suite 120 Schaumburg, IL 60173

2028462067 Page: 2 of 4

# **UNOFFICIAL COPY**

same person(s) whose name(s) are/is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth.

GIVEN UNDER MY HAND AND SEAL THIS 301 DAY OF

Notary Public

HUNG QUOC TU COMM. #2225995 Notary Public - California San Diego County

Prepared by: Michael Mazek, 3805 N. Lincoln Ave., Chicago, IL 60613

Send subsequent tax bills to:

3043 N Monticello Ave

Unit 3D Chicago Fr 60618

Mail recorded deed to:

OOT COUNTY CLEATS OFFICE Robson & Lope Z LLC 180 W Washington

Chicago IL 60602

2028462067 Page: 3 of 4

# **UNOFFICIAL COPY**

### Legal Description

PARCEL 1: UNIT 3N IN THE MONTICELLO MANOR CONDOMINIUMS AS DEPICTED ON THE PLAT OFSURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 17 IN MASON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ATTHE NORTHEAST CORNER OF SAID LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE ON AM ASSUMED BEARING OF SOUTH 00 DEGREES 21 MINUTES 08 SECONDS WEST 57.914 METERS (190.01 FEET) ALONG THE EASTERLY LINE OF SAID LOTS 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE NORTH 40DEGREES 10 MINUTES 21 SECONDS WEST 27.332 METERS (89.67 FEET); THENCE NORTH 29 DEGREES 06 MINUTES 42 SECONDS WEST 41.642 METERS (136.62 FEET) TO A POINT ON THE WESTERLY LINE OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION THAT IS 0.978 METERS (3.21 FEET) SOUTH OF THE NORTHWEST CORNER OF SAID LOT 7 IN BLOCK 17 I'V MASON'S SUBDIVISION; THENCE NORTH 00 DEGREES 20 MINUTES 26SECONDS FAST 4.026 METERS (13.21 FEET) ALONG THE SAID WESTERLY LINE OF LOT 7 AND THE WESTERLY LINE OF LOT 6 IN BLOCK 17 IN MASON'S SUBDIVISION TO A POINT3.048 METERS (10.00 FEET) NORTH OF THE SOUTH WEST CORNER OF SAID LOT 6 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE SOUTH 41 DEGREES 34 MINUTES 37SECONDS EAST 4.106 METERS (13.47 I/EE J) TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION THAT IS 2.743 METERS (9.00 FEET)EAST OF THE SAID NORTHWEST CORNER OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE SOUTH 89 DEGREES 30 MINUTES 12 SECONDS EAST 35.0 METERS (116.47 FEET) ALONG THE SAID NORTHERLY LINE OF LOT 7 IN PLOCK 17 IN MASON'S SUBDIVISION, TO THE POINT OF BEGINNING, IN COCK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 18, 2002, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER0021147785, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO GARAGE PARKING SPACE NUMBER G-3N ANDTHE OUTDOOR PARKING SPACE NUMBER P-3N, AS LIMITED COMMON ELEMENTS ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER

## **UNOFFICIAL COPY**

2 AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN. PARCEL 3: THE EXCLUSIVE RIGHT TO THE COMMERCIAL USE OF THE ROOF AND THE RIGHTS AND EASEMENTS DELINEATED FOR THE BENEFIT OF DEVELOPER AS SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS AS SET NSA. STOOP COOK COUNTY CLARK'S OFFICE FORTH IN SAID DECLARATIONFOR THE REMAINING LAND DESCRIBED THEREIN