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216NW 493100PK/LC

Doc# 2116107022 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/10/2021 05:22 AM Pg: 1 of 2

Dec ID 20210501648335
ST/CO Stamp 0-883-128-592 ST Tax \$346.00 CO Tax \$173.00

WARRANTY DEED

AFTER RECORDING MAIL TO:

Richard Kim
Law Offices of C.K. & Associates
8930 Waukegan Rd., #210
Morton Grove, IL 60053

MAIL REAL ESTATE TAX BILL TO:

Jung I. Choi
793 N. Augustus Ct., Unit 9
Palatine, IL 60067

(Reserved for Recorders Use Only)

THE GRANTOR: Dominick A. Mangiardi, single, of 220 N. Smith Street, Suite 410, Palatine, IL, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Jung I. Choi**, a single person of 8056 Kenton Ave, Apt 1B, Skokie, IL, to have and to hold, the following described Real Estate, situated in the County of **Cook**, in the State of Illinois, to wit:

PARCEL 1:

Man
LOT 3-A IN BRIDGEVIEW NORTH SUBDIVISION, BEING DESCRIBED AS:
THAT PART OF LOT 3 IN BRIDGEVIEW NORTH SUBDIVISION, BEING A RESUBDIVISION OF LOTS 2,3,4,5 AND 6 IN BLOCK 4 IN FRANK E. MERRILL AND COMPANY'S GREATER PALATINE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 2004 AS DOCUMENT NO. 0414744140, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 3; THENCE NORTH 00 DEGREES 31 MINUTES 09 SECONDS WEST, 58.56; TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 31 MINUTES 09 SECONDS WEST 41.44 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 16 SECONDS WEST, 75.00 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 09 SECONDS EAST, 34.05 FEET; THENCE SOUTH 84 DEGREES 27 MINUTES 03 SECONDS EAST, 75.42 FEET; THE THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT A IN BRIDGEVIEW NORTH SUBDIVISION, AFORESAID, AS GRANTED IN DECLARATION RECORDED AS DOCUMENT NO. 0414744141, IN COOK COUNTY, ILLINOIS.

Commonly known as: 793 N. Augustus Ct., Palatine, IL 60067

PIN: 02-16-202-053-0000

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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DATED this 20th day of May, 2021.

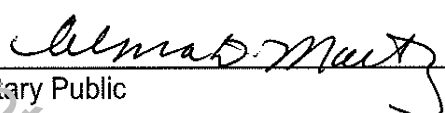


Dominick A. Mangiardi

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

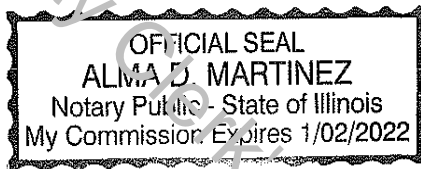
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Dominick A. Mangiardi**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 official seal this 20th day of May, 2021.



Notary Public

NAME AND ADDRESS OF PREPARER:
Robert J. Di Silvestro
Attorney at Law
5231 N. Harlem Ave.
Chicago, IL 60656



Property of Cook County Notary's Office