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## WARRANTY DEED

Mail To:

Aurora Austriaco, Esq.  
Valentine Austriaco and  
Bueschel  
105 W. Adams St., Suite 3500,  
Chicago, IL 60603

Send Subsequent Tax Bills To:

Arnel Sangalang Cauquiran  
1611 N. Cleveland Ave.  
Chicago IL 60614



Doc# 2121806108 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/06/2021 03:22 PM PG: 1 OF 4

Above Space for Recorder's Use Only

**THE GRANTORS, DONG JIN AND XUAN ZHUANG**, husband and wife, of 5056 E. Cabo Drive, Fayetteville, AR 72703, for and in consideration of TEN and 00/100 DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO THE GRANTEE(S), **ARNEL SANGALANG CAUGUIRAN**, A married person, of Chicago, Illinois, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See the attached legal description in Exhibit A

Property Index Number: 14-33-330-012-1011

Property Address: 1611 N. Cleveland, Chicago, IL 60614

Subject to: general real estate taxes not due and payable as of the date of this Warranty Deed and covenants, conditions and restrictions of record; building lines and easements for public utilities.

HEREBY WAIVING AND RELEASING ANY AND ALL RIGHT UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS

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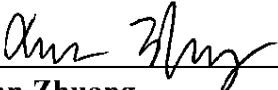
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TO HAVE AND TO HOLD said premises forever.



Dated: this 28 th day of May, 2021.

  
\_\_\_\_\_  
**Dong Jin**


  
\_\_\_\_\_  
**Xuan Zhuang**

This instrument was prepared by: May Y. Hao, MayGlobe Law Firm, 401 N. Michigan Avenue, Suite 1200, Chicago, IL 60611.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		03-Jul-2021	
	COUNTY:		373.00
	ILLINOIS:		746.00
	TOTAL:		1,119.00

14-33-330-012-1011 | 20210601671558 | 1-338-858-768

REAL ESTATE TRANSFER TAX		03-Jul-2021	
	CHICAGO:		5,595.00
	CTA:		2,238.00
	TOTAL:		7,833.00 *

14-33-330-012-1011 | 20210601671558 | 0-265-116-944

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

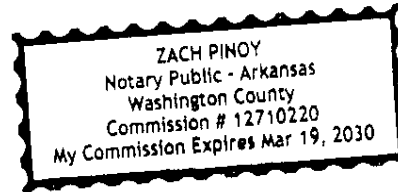
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State of Arkansas            )  
  ) ss  
County of Washington        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **DONG JIN AND XUAN ZHUANG**, 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 he and she signed, sealed and delivered the said instrument as his and her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of May, 2021.

Commission expires 3/19/2030 Notary Public [Signature]



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## Exhibit A: Legal Description

### PARCEL 1:

UNIT NUMBER 1611, IN ST. MICHAEL'S SQUARE CONDOMINIUM NUMBER 2, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF CERTAIN LOTS IN DIVERSEY'S SUBDIVISION OF BLOCK 54 OF CANAL TRUSTEE SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF VACATED NORTH ST. MICHAEL'S COURT EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26158128 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND ZONING RESTRICTIONS RECORDED AS DOCUMENT NUMBER 26158126 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1980 AND KNOWN AS TRUST NUMBER 103019 TO GEORGE RICHARDS, JR., AND COLLEEN BAER DATED JUNE 1, 1983 AND RECORDED AS DOCUMENT NUMBER 26633882 FOR INGRESS AND EGRESS OVER AND ACROSS THE ACCESS AREAS AS DEFINED AND DESCRIBED IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ZONING RESTRICTIONS, RECORDED AS DOCUMENT NUMBER 26158126 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1980 AND KNOWN AS TRUST NUMBER 103019 TO GEORGE RICHARDS, JR., AND COLLEEN BAER DATED JUNE 1, 1983 AND RECORDED AS DOCUMENT NUMBER 26633882 FOR THE USE OF PARKING SPACE 32 AS DESCRIBED AND DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "11" TO SAID DECLARATION IN COOK COUNTY, ILLINOIS.

Property Index Number: 14-33-330-012-1011

Property Address: 1611 N. Cleveland, Chicago, IL 6061