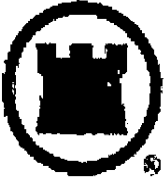


UNOFFICIAL COPY



Chicago Title Insurance Company

Warranty DEED
ILLINOIS STATUTORY

Doc#: 2126520404 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/22/2021 12:15 PM Pg: 1 of 3

Dec ID 20210901677109
ST/CO Stamp 0-882-802-832 ST Tax \$390.00 CO Tax \$195.00
City Stamp 0-178-356-368 City Tax: \$4,095.00

THE GRANTOR(S), Steven M. Manabat, married, of the City of Chicago, County of Cook, State of Illinois, and Rick J. Manabat, married, of Colorado Springs, Colorado for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to Teena J. McClelland and Bradley J. Nowak (Grantee's Address) 5244 Patterson Ave., Chicago, IL, Cook, 60641 of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

THE EAST 31 FEET OF THE WEST 62 FEET OF LOT 37 (EXCEPT THE NORTH 8 FEET THEREOF CONVEYED TO THE CITY OF CHICAGO BY QUIT-CLAIM DEED RECORDED AUGUST 25, 1930 AS DOCUMENT 10733315) IN KOESTER AND ZANDRES WEST IRVING PARK SUBDIVISION IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This is not homestead property.

SUBJECT TO: Covenants, conditions and restrictions of records, Private, public and utility easements and roads and highways

Permanent Real Estate Index Number(s): 13-21-129-019-0000

Address of Real Estate: 5244 W Patterson Ave, Chicago, IL, 60641-3344

Dated this 16 day of September, 2021

Rick J. Manabat

* MARRIED TO EACH OTHER, AS TENANTS BY THE ENTIRETY

CT- 2195C284009LP 1 out 2 STB

UNOFFICIAL COPY

Steven M. Manabat
Steven M. Manabat

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Steven M. Manabat personally known to me to be the person(s) whose name(s) STEVEN MANABAT subscribed to the foregoing instrument, appeared before me

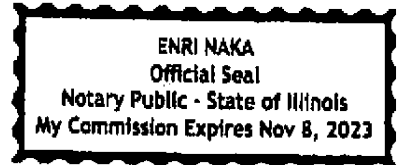
this day in person, and acknowledged that HE signed, sealed, and delivered the said instrument as HIS free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17th day of September, 2021

Enri Naka
(Notary Public)

Prepared By:

Steven, Manabat, 5244 W. Patterson, Chicago, 60641



Mail To:

BRADLEY J. NOWAK AND TEENA MCCLELLAND
5244 Patterson Ave., Chicago, IL, Cook, 60641

Name and Address of Taxpayer:

Teena McClelland and Bradley Nowak
5244 W Patterson Ave, Chicago, IL, 60641-3344

Property of Cook County Clerk's Office

UNOFFICIAL COPY

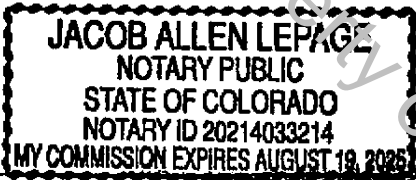
Colorado

STATE OF ~~ILLINOIS~~, COUNTY OF El Paso ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rick J. Manabat personally known to me to be the person(s) whose name(s) _____ subscribed to the foregoing instrument, appeared before me

this day in person, and acknowledged that Rick J. Manabat signed, sealed, and delivered the said instrument as Warranty Deed free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

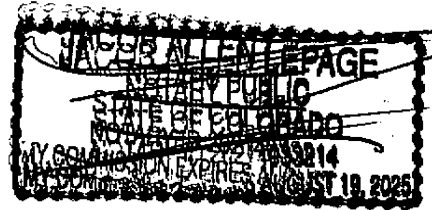
Given under my hand and official seal, this 16th day of September, 2021



Jacob Lepage
(Notary Public)

Prepared By:

Steven M. Manabat



Mail To:

BRADLEY J. NOWAK AND TEENA J. MCCLELLAND
5244 W. Patterson Ave.
Chicago, IL 60641

Name and Address of Taxpayer:

Bradley J. Nowak and Teena J. McClelland
5244 W. Patterson Ave.
Chicago, IL 60641

PROPERTY OF Cook County Clerk's Office