

UNOFFICIAL COPY

Doc# 2132020016 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/16/2021 06:17 AM Pg: 1 of 3

PREPARED BY:
Cervantes Chatt & Prince P.C.
100 N LaSalle St, Suite 2207
Chicago, Illinois 60602

AFTER RECORDING, MAIL TO:
~~Law Office of Staci R. Rhoads~~
~~4018 N. Lincoln Avenue~~
~~Chicago, Illinois 60618~~
KRISTEN MICEK
1935 N. FAIRFIELD, UNIT 412
CHICAGO, IL 60647

Dec ID 20211001621840
ST/CO Stamp 1-088-400-528 ST Tax \$270.00 CO Tax \$135.00
City Stamp 2-037-281-936 City Tax: \$2,835.00

GENERAL WARRANTY DEED

GRANTORS,

1428646
10/2

FRANCIS N. MANGAYAO, an
unmarried man, AND NIEVA N.
MANGAYAO, a widowed woman,
of the City of Chicago, County of
Cook, State of Illinois, for and in
consideration of the sum of TEN
and NO/100 (\$10.00) DOLLARS
and other good and valuable
consideration in hand paid,

(The Above Space for Recorder's Use Only)

CONVEYS and WARRANTS to GRANTEE, KRISTEN MICEK, an unmarried woman,
individually, having the current address 2210 N. Washenaw Avenue, Unit 803, Chicago, IL
60647, all interest in the following described Real Estate situated in the County of Cook, in the
State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements;
General real estate taxes for the year 2021 and subsequent years;

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

Permanent Index Number:

13-36-401-027-1051
13-36-401-028-1100

Common Address of Real Property:

1935 N Fairfield Ave., Unit 412,
Chicago IL 60647

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Dated this 26th day of Oct., 2021.

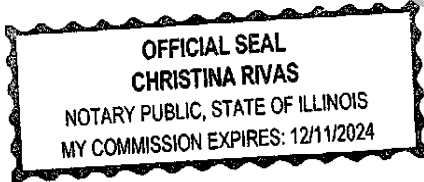
Francis Mangayao
FRANCIS N. MANGAYAO

Nieva N. Mangayao
NIEVA N. MANGAYAO

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 FRANCIS N. MANGAYAO AND NIEVA N. MANGAYAO, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and they signed and delivered the said instrument as 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 official seal, this 26th day of October, 2021.



[Signature]
Notary Public
My Commission Expires 12/11/2024

REAL ESTATE TRANSFER TAX		10-Nov-2021
	COUNTY:	135.00
	ILLINOIS:	270.00
	TOTAL:	405.00
13-36-401-027-1051	20211001621840	1-085-403-528

MAIL SUBSEQUENT TAX BILLS TO:
Kristen Micek
1935 N Fairfield Ave., Unit 412,
Chicago IL 60647

REAL ESTATE TRANSFER TAX		01-Nov-2021
	CHICAGO:	2,025.00
	CTA:	810.00
	TOTAL:	2,835.00 *
13-36-401-027-1051	20211001621840	2-037-281-936

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

UNOFFICIAL COPY**ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Parcel 1:

Unit Number 412 in the 1935 N. Fairfield Condominium, as delineated on a survey of the following described tract of land:

Lots 11 to 15 in Block 1 in Edgar M Snow & Company'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.

Which survey is attached as an Exhibit to the Declaration of Condominium recorded as Document Number 0001022154; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel 2:

Unit Number P-23 in the 1934 North Washtenaw Condominium, as delineated on a survey of the following described tract of land:

Lots 38, 39, 40, 41 and 43 in Block 1 in Edgar M. Snow and Company's Subdivision, being Charles Morris New Subdivision of part of Block 2 of 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.

Also

That part of the East and West Alley Vacated by Ordinance recorded as Document 19612907 lying North and Northwesterly of Lot 43 aforesaid and lying South of a line 8 feet South of and parallel with the South line of Lots 1 to 5 in Block 1 in Edgar M. Snow and Company's Subdivision aforesaid,

Also

Lots 1, 2, 3 and 4 in Wheeler's Subdivision of Lot 42 in Block 1 in Charles Morris Resubdivision of Block 2 (except the North 100 feet of the South 1/2 of Lot thereof) of 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, and of the North 100 feet of the South 1/2 of Original Lot 1 in Block 2 of Borden's Subdivision aforesaid (being 78 feet lying East of and adjoining said Lot 42); all in Cook County, Illinois.

Which survey is attached as an Exhibit to the Declaration of Condominium recorded as Document Number 0001022155; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel 3:

Easement and Operating Agreement dated December 29, 2000 executed by and between 1935 N. Fairfield LLC, an Illinois Limited Liability Company, and 1934 N. Washtenaw, LLC, an Illinois Limited Liability Company, recorded December 29, 2000 as Document Number 01022153, in Cook County, Illinois.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. 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 countersignature by the Company or its issuing agent that may be in electronic form.

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