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Doc# 2212301238 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/03/2022 10:54 AM Pg: 1 of 4

Dec ID 20220401693929
ST/CO Stamp 0-953-898-896 ST Tax \$244.00 CO Tax \$122.00
City Stamp 1-314-559-888 City Tax: \$2,562.00

1 of 2
FIRST AMERICAN TITLE
FILE # AF 1023260

WARRANTY DEED

MAIL TO:

MICHAEL WONG
1935 S. ARCHER AVE. #224
CHICAGO, IL 60616

NAME & ADDRESS OF TAXPAYER:

Michael Wong
1935 South Archer Avenue, Unit 224 and G-77
Chicago, IL 60616-4739

THE GRANTOR, Andres Zangara and Theresa J. Zangara formerly known as Theresa J. Kwan, husband and wife, of Chicago, Illinois for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to Michael Wong, *A Single Person*, Grantees Address: 1122 W. Wellington Avenue, Chicago, IL 60657 the following described Real Estate situated in the County of Cook, to wit:

UNIT NUMBERS 224 AND G-77, IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

THAT PART OF LOTS 2 AND 3, AND ALL OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCK 32 IN EAST FRACTIONAL SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF SAID LOT 7; THENCE NORTH 58 DEGREES 08 MINUTES 39 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 6 AND 7 AND THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 205.69 FEET; THENCE SOUTH 31 DEGREES 54 MINUTES 03 SECONDS EAST, A DISTANCE OF 68.65 FEET; THENCE SOUTH 57 DEGREES 48 MINUTES 37 SECONDS WEST, A DISTANCE OF 57.50 FEET. THENCE SOUTH 31 DEGREES 44 MINUTES 44 SECONDS EAST, A DISTANCE OF 16.35 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 37 SECONDS WEST, A DISTANCE OF 68.15 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS WEST, A DISTANCE OF 13.40 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 37 SECONDS WEST, A DISTANCE OF 24.42 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID VACATED 30 FOOT ALLEY AND THE SOUTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 157.38 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SOUTH DEARBORN STREET, A DISTANCE OF 86.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM PARCELS (RETAIL PROPERTIES) DESCRIBED AS FOLLOWS:

PARCEL A:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 28.79 FEET CHICAGO CITY DATUM OF

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THAT PART OF LOTS 6 AND 7 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 58 DEGREES 08 MINUTES 39 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 7, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 58.97 FEET; THENCE SOUTH 31 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 5.77 FEET; THENCE NORTH 58 DEGREES 08 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.61 FEET; THENCE SOUTH 31 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 7.59 FEET; THENCE SOUTH 58 DEGREES 08 MINUTES 39 SECONDS WEST, A DISTANCE OF 7.49 FEET; THENCE SOUTH 31 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 9.45 FEET; THENCE NORTH 58 DEGREES 08 MINUTES 39 SECONDS EAST, A DISTANCE OF 8.05 FEET; THENCE SOUTH 31 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 16.80 FEET; THENCE SOUTH 58 DEGREES 08 MINUTES 39 SECONDS WEST, A DISTANCE OF 21.30 FEET; THENCE SOUTH 31 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 15.63 FEET; THENCE NORTH 58 DEGREES 08 MINUTES 39 SECONDS EAST, A DISTANCE OF 13.02 FEET; THENCE SOUTH 76 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 13.50 FEET;

THENCE SOUTH 31 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 5.50 FEET; THENCE SOUTH 58 DEGREES 06 MINUTES 03 SECONDS WEST, A DISTANCE OF 21.88 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 38.68 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.65 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 9.40 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 49.54 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SOUTH DEARBORN STREET, A DISTANCE OF 86.80 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +13.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 28.79 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 2, 3, 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 58 DEGREES 08 MINUTES 39 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 6 AND 7 AND THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 70.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 58 DEGREES 08 MINUTES 39 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 135.45 FEET; THENCE SOUTH 31 DEGREES 54 MINUTES 03 SECONDS EAST, A DISTANCE OF 68.65 FEET; THENCE SOUTH 57 DEGREES 48 MINUTES 37 SECONDS WEST, A DISTANCE OF 57.50 FEET; THENCE SOUTH 31 DEGREES 44 MINUTES 44 SECONDS EAST, A DISTANCE OF 0.96 FEET; THENCE SOUTH 58 DEGREES 06 MINUTES 03 SECONDS WEST, A DISTANCE OF 80.05 FEET; THENCE NORTH 31 DEGREES 51 MINUTES 21 SECONDS WEST, A DISTANCE OF 30.61 FEET; THENCE NORTH 58 DEGREES 08 MINUTES 39 SECONDS EAST, A DISTANCE OF 1.50 FEET; THENCE NORTH 31 DEGREES 51 MINUTES 21 SECONDS WEST, A DISTANCE OF 9.76 FEET; THENCE NORTH 58 DEGREES 08 MINUTES 39 SECONDS EAST, A DISTANCE OF 2.50 FEET; THENCE NORTH 31 DEGREES 51 MINUTES 21 SECONDS WEST, A DISTANCE OF 1.09 FEET; THENCE NORTH 58 DEGREES 08 MINUTES 39 SECONDS EAST, A DISTANCE OF 6.15 FEET; THENCE NORTH 31 DEGREES 51 MINUTES 21 SECONDS WEST, A DISTANCE OF 19.52 FEET; THENCE SOUTH 58 DEGREES 08 MINUTES 39 SECONDS WEST, A DISTANCE OF 8.11 FEET; THENCE NORTH 31 DEGREES 51 MINUTES 21 SECONDS WEST, A DISTANCE OF 8.68 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL C:

THAT PART OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 70.19 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 48.08 FEET; THENCE NORTH 58 DEGREES 06 MINUTES 03 SECONDS EAST, A DISTANCE OF 108.96 FEET; THENCE SOUTH 31 DEGREES 44 MINUTES 44 SECONDS EAST, A DISTANCE OF 15.39 FEET;

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THENCE SOUTH 00 DEGREES 00 MINUTES 37 SECONDS WEST, A DISTANCE OF 68.15 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS WEST, A DISTANCE OF 13.40 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 37 SECONDS WEST, A DISTANCE OF 24.42 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE OF LOTS 6 AND 7, AND SAID SOUTH LINE OF VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 87.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 3.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION +12.80 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 3, 4 AND 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOU THEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 70.35 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS WEST, A DISTANCE OF 10.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 64.97 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 16 SECONDS WEST, A DISTANCE OF 90.85 FEET; THENCE NORTH 58 DEGREES 38 MINUTES 08 SECONDS EAST, A DISTANCE OF 47.84 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 58 SECONDS EAST, A DISTANCE OF 115.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021; AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

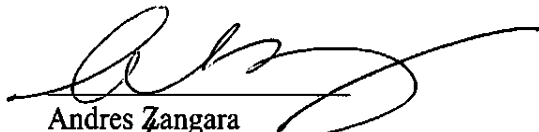
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General Real Estate Taxes for 2nd installment of 2021. and subsequent years; covenants, conditions and restrictions of record, provided they do not interfere with nor restrict the use of the property; and public and utility easements, provided they do not interfere with nor restrict the use and enjoyment of the property.

Permanent Real Estate Index Number: 17-21-414-011-1127 & 17-21-414-011-1208

Property Address: 1935 South Archer Avenue, Unit 224 and G-77, Chicago, IL 60616-4739

Dated this 18 day of April, 2022.


Andres Zangara


Theresa J. Zangara formerly known as Theresa J. Kwan

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NOTE: PLEASE TYPE OR PRINT NAME(S) BELOW ALL SIGNATURE(S)

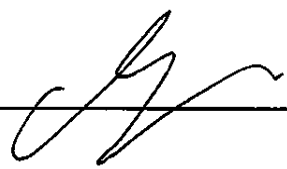
NAME & ADDRESS OF PREPARER:

Song Law Offices, LLC
1600 Golf Road, Suite #1200
Rolling Meadows, Illinois 60047

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 Andres Zangara and Theresa J. Zangara (formerly known as Theresa J. Kwan) known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person(s), and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of April, 2022.

 _____ Notary Public

