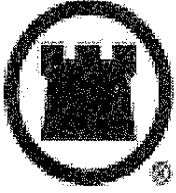


# UNOFFICIAL COPY



Chicago Title Insurance Company

Doc#: 2216521149 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/14/2022 10:13 AM Pg: 1 of 3

Dec ID 20220501619313  
ST/CO Stamp 0-698-560-592 ST Tax \$499.00 CO Tax \$249.50  
City Stamp 1-384-198-224 City Tax: \$5,239.50

## JOINT TENANCY WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR(S), Enilda Valentine and Elena M. Valentine, husband and wife, of the City of Chicago, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey and warrant to Kyle Mikos and Janet Yap, not as tenants in common but as joint tenants, of Chicago, IL, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

*SEE ATTACHED DEED #111 \* AN UNMARRIED MAN  
\* AN UNMARRIED WOMAN*

PARCEL 1:

UNIT 2 IN THE MONTICELLO MANOR CONDO MINIMUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 17 IN MASON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 45 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH-EAST CORNER OF SAID LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 21 MINUTES 08 SECONDS WEST 57.914 METERS (190.01 FEET) ALONG THE EASTERLY LINE OF SAID LOTS 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE NORTH 40 DEGREES 10 MINUTES 27 SECONDS WEST 27.332 METERS (89.67 FEET); THENCE NORTH 29 DEGREES 06 MINUTES 42 SECONDS WEST 41.642 METERS (136.62 FEET) TO A POINT ON THE WESTERLY LINE OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION THAT IS 0.978 METERS (3.21 FEET) SOUTH OF THE NORTHWEST CORNER OF SAID LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE NORTH 00 DEGREES 20 MINUTES 26 SECONDS EAST 4.026 METERS (13.21 FEET) ALONG THE SAID WESTERLY LINE OF LOT 7 AND THE WESTERLY LINE OF LOT 6 IN BLOCK 17 IN MASON'S SUBDIVISION TO A POINT 3.048 METERS (10.00 FEET) NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE SOUTH 41 DEGREES 34 MINUTES 37 SECONDS EAST 4.106 METERS (13.47 FEET) TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION THAT IS 2.743 METERS (9.00 FEET) EAST OF THE SAID NORTHWEST CORNER OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE SOUTH 89 DEGREES 30 MINUTES 12 SECONDS EAST 35.50 METERS (116.47 FEET) ALONG THE SAID NORTHERLY LINE OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 18, 2002, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 002147785, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT OF GARAGE PARKING SPACE NUMBER G-2 AND THE OUTDOOR PARKING SPACE NUMBER P-2, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 1S AS ARE SET FORTH IN THE DECLARATION.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE COMMERCIAL USE OF THE ROOF AND THE RIGHTS AND EASEMENTS DELINEATED FOR THE BENEFIT OF DEVELOPER AS SET FORTH IN THE DECLARATION.

Permanent Index Number(s): 13-23-131-039-1003

Property Address: 3643 N Monticello Avenue 2, Chicago, IL 60618-5166

*CTA 2261161774 10/2/22*

# UNOFFICIAL COPY

Dated this 8th day of June, 2022

Emilio Valentine  
Emilio Valentine

Elena M. Valentine  
Elena M. Valentine

STATE OF ILLINOIS, COUNTY OF DuPage ss.

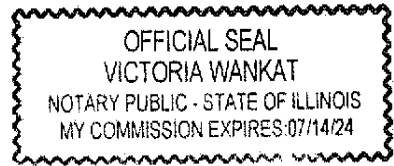
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Emilio Valentine and Elena M. Valentine, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, 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 8th day of June, 2022

Victoria Wankat  
(Notary Public)

**Prepared By:**

**Galanopoulos & Galgan**  
**Dean G. Galanopoulos**  
**340 West Butterfield Road**  
**Elmhurst, IL 60126**



**Mail To:**

**Namit Bammi**  
**203 N. LaSalle St.**  
**Suite 2100**  
**Chicago, IL 60601**

**Name and Address of Taxpayer:**

**Kyle Mikos and Janet Yep**  
**3643 N. Monticello Ave. Unit 2**  
**Chicago, IL 60618**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT "A"

Order No.: 22GNW116122WC

For APN/Parcel ID(s): 13-23-131-039-1003

---

### PARCEL 1:

UNIT 2 IN THE MONTICELLO MANOR CONDOMINIUMS AS DEPICTED ON THE FLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 17 IN MASON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 21 MINUTES 08 SECONDS WEST 57.914 METERS (190.01 FEET) ALONG THE EASTERLY LINE OF SAID LOTS 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE NORTH 40 DEGREES 10 MINUTES 21 SECONDS WEST 27.332 METERS (89.67 FEET); THENCE NORTH 29 DEGREES 06 MINUTES 42 SECONDS WEST 41.642 METERS (136.62 FEET) TO A POINT ON THE WESTERLY LINE OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION THAT IS 0.978 METERS (3.21 FEET) SOUTH OF THE NORTHWEST CORNER OF SAID LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE NORTH 00 DEGREES 20 MINUTES 26 SECONDS EAST 4.026 METERS (13.21 FEET) ALONG THE SAID WESTERLY LINE OF LOT 7 AND THE WESTERLY LINE OF LOT 6 IN BLOCK 17 IN MASON'S SUBDIVISION TO A POINT 3.048 METERS (10.00 FEET) NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE SOUTH 41 DEGREES 34 MINUTES 37 SECONDS EAST 4.106 METERS (13.47 FEET) TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION THAT IS 2.743 METERS (9.00 FEET) EAST OF THE SAID NORTHWEST CORNER OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE SOUTH 89 DEGREES 30 MINUTES 12 SECONDS EAST 35.50 METERS (116.47 FEET) ALONG THE SAID NORTHERLY LINE OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 18, 2002, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0021147785, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

### PARCEL 2:

THE EXCLUSIVE RIGHT OF TWO GARAGE SPACES NUMBER G-2 AND THE OUTDOOR PARKING SPACE NUMBER P-2 AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 2 AS ARE SET FORTH IN THE DECLARATION.