

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#: 2122946434 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/17/2021 04:08 PM Pg: 1 of 2

Dec ID 20210401601356  
ST/CO Stamp 0-510-977-808 ST Tax \$690.00 CO Tax \$345.00  
City Stamp 1-853-155-088 City Tax: \$7,245.00

*Above Space for Recorder's Use Only*

THE GRANTOR(s) ANTHONY J MADONIA, <sup>an unmarried man</sup> for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to LINDSEY MANNING of Illinois, the following described Real Estate situated in the County of COOK in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: <sup>\* second installment</sup> General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-05-214-022-1142

Address(es) of Real Estate:  
860 W BLACKHAWK ST #2507  
CHICAGO, IL 60642-2515

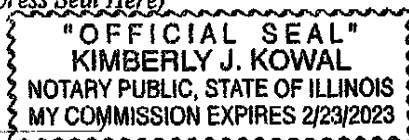
The date of this deed of conveyance is 01 30 2021

FIDELITY NATIONAL TITLE  
CH21014470

  
ANTHONY J MADONIA

State of IL, County of COOK SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above signatory(s) whose name is Anthony J. Madonia personally 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, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

*(Impress Seal Here)*



*(My Commission Expires)*

Given under my hand and official seal 01 30 2021

  
Notary Public

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REAL ESTATE TRANSFER TAX	12-Aug-2021
CHICAGO:	5,175.00
CTA:	2,070.00
TOTAL:	7,245.00 *

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

REAL ESTATE TRANSFER TAX	12-Aug-2021
COUNTY:	345.00
ILLINOIS:	690.00
TOTAL:	1,035.00

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## LEGAL DESCRIPTION

For the premises commonly known as: 860 W BLACKHAWK ST #2507, CHICAGO, IL 60642-2515

### Legal Description:

PARCEL 1: UNIT 2507 IN THE SONO WEST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: PART OF LOTS 16-25, BOTH INCLUSIVE, TOGETHER WITH PART OF THE VACATED ALLEY EAST AND ADJOINING, PART OF VACATED ALLEY NORTH AND ADJOINING, AND PART OF VACATED BLACKHAWK STREET SOUTH AND ADJOINING, WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 6, 2008 AS DOCUMENT NUMBER 0831145010, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-61, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-31, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 4: DRIVEWAY EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF DRIVEWAY EASEMENTS (SONO WEST - SONO EAST) EXECUTED BY FURNITURE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED OCTOBER 4, 2006 AS DOCUMENT 0627742156, AS AMENDED AND RESTATED IN AMENDED AND RESTATED DECLARATION OF DRIVEWAY EASEMENTS DATED AS OF OCTOBER 30, 2008 AND RECORDED OCTOBER 31, 2008 AS DOCUMENT 0830518059.

### GRANTEES ADDRESS

This instrument was prepared by:	Send subsequent tax bills to:	Recorder-mail recorded document to:
Mark Edison Law Office Mark E. Edison PC 1415 W. 22nd Street Tower Floor Oak Brook, IL 60523	Lindsey Manning 860 W. Blackhawk #2507 Chicago, IL 60642-2515	Lisa Saul/Ford (Law) 111 W Washington, #1100 Chicago, IL 60602