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Doc#: 2204921168 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/18/2022 08:43 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20220201624340
ST/CO Stamp 1-785-309-584 ST Tax \$272.00 CO Tax \$136.00
City Stamp 0-675-588-496 City Tax: \$2,856.00

Property of Cook County Clerk's Office

THE GRANTOR, Paul Duggan, Trustee under the Perry A. Bronson Revocable Trust, as Amended the 23rd day of February 2018, of 10407 S. Talman, Chicago, IL 60655, the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants, to Jay Clarke, a married man, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

10407 S. Talman Chicago, IL
James M.
SEE ATTACHED EXHIBIT A.

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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

Permanent Real Estate Index Number: 24-13-211-002-0000

Address of Real Estate: 10407 S. Talman, Chicago, IL 60655
Ave.

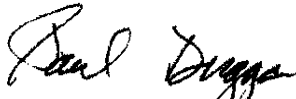
Dated this 27th day of January 2022

FIDELITY NATIONAL TITLE

0021045940

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Paul Duggan, Trustee under the Perry A. Bronson Revocable Trust, as Amended the 23rd day of February 2018

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Paul Duggan, personally known to me to be the same person whose name is 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 27th day of January 2022.

 (Notary Public)

Prepared By: William D. Leslie
9901 S. Western Avenue, Suite 100
Chicago, Illinois 60643

Mail To:
James R. Pittacora
Nisen & Elliott, LC
200 West Adams, Suite 2500
Chicago, IL 60606

Name & Address of Taxpayer:
Jay Clarke
10407 S. Talman, Chicago, IL 60655

GRANTEES ADDRESS

REAL ESTATE TRANSFER TAX		16-Feb-2022
CHICAGO		2,040.00
CTA:		818.00
TOTAL:		2,858.00 *
24-13-211-002-0000 20220201624340 0-575-588-496		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		16-Feb-2022
COUNTY:		136.00
ILLINOIS:		272.00
TOTAL:		408.00
24-13-211-002-0000 20220201624340 1-785-309-584		

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EXHIBIT A

LOT 10 IN BLOCK 19 IN REUTER AND COMPANY'S MORGAN PARK MANOR, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office