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WARRANTY DEED

Doc#: 2235033167 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/16/2022 02:28 PM Pg: 1 of 3

Dec ID 20221201604867
ST/CO Stamp 0-539-921-744 ST Tax \$332.50 CO Tax \$166.25
City Stamp 1-436-126-544 City Tax: \$3,491.25

MAIL TO:

Mr. Leo G. Aubel
Attorney at Law
Howard & Howard
200 S. Michigan Avenue, Suite 1100
Chicago, IL 60604

NAME & ADDRESS OF TAXPAYER:

Danielle Crider
740 West Fulton Street, Unit 1203
Chicago, IL 60661

BW 22064344 10F2

The GRANTOR, **PATRICK D. McMANAMON**, an unmarried man, of 16245 North 16th Street, Phoenix, Arizona, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, **DANIELLE CRIDER**, an unmarried woman, of 4045 Broadway, Unit 209, Oakland, California, in sole ownership, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(SEE "EXHIBIT A" ATTACHED HERETO FOR THE LEGAL DESCRIPTION)



Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173


Permanent Index Number (PIN): 17-09-307-012-1101

Address of Real Estate: 740 West Fulton Street, Unit 1203, Chicago, Illinois 60661

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes for the year 2022 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said real estate forever.

REAL ESTATE TRANSFER TAX		12-Dec-2022
	COUNTY:	166.25
	ILLINOIS:	332.50
	TOTAL:	498.75
17-09-307-012-1101 20221201604867 0-539-921-744		

REAL ESTATE TRANSFER TAX		12-Dec-2022
	CHICAGO:	2,493.75
	CTA:	997.50
	TOTAL:	3,491.25 *
17-09-307-012-1101 20221201604867 1-436-126-544		
* Total does not include any applicable penalty or interest due.		

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Dated this 18TH day of NOVEMBER, 20 22

(SEAL)

PATRICK D. McMANAMON
GRANTOR

Property of Cook County Clerk's Office

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 Patrick D. McManamon, 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 he signed, sealed and delivered the said instrument as his 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 notarial seal this 18TH day of NOVEMBER, 20 22.

Notary Public



This instrument prepared by:
Joseph F. Lenius
Attorney at Law
302 N. Eastwood Ave.
Mount Prospect, Illinois 60056
TEL: 847-848-0935

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BW22064344

Exhibit A

PARCEL 1: UNITS 1203 AND 1-08 IN THE 740 FULTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 61 TOGETHER WITH PARTS OF VACATED WEST WAYMAN AVENUE IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0707215073 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-4-21, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0707215073

PIN: 17-09-307-012-1101

For Informational Purposes only: 740 West Fulton Street, Unit 1203, Chicago, IL 60661

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