

UNOFFICIAL COPY

m pulto:
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

23159381 1/2

Doc#: 2324328192 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/31/2023 03:51 PM Pg: 1 of 2

Dec ID 20230801611360
ST/CO Stamp 0-073-160-144 ST Tax \$599.00 CO Tax \$299.50
City Stamp 2-099-598-800 City Tax: \$6,289.50

WARRANTY DEED

Joint Tenant

File No: 23159381

THIS INDENTURE WITNESSETH, that the Grantor(s), Anthony Manno and Cara Manno, husband and wife, City of Chicago of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Tanya Rosin and Michael Crandler, City of Chicago, not as Tenants in Common but as Joint Tenants, the following described real estate, to-wit:

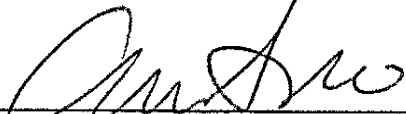
THE SOUTH 1/2 OF LOT 22 AND THE NORTH 17-1/2 FEET OF LOT 23 IN BLOCK 12 IN WALKER SUBDIVISION OF BLOCKS 1 TO 31, INCLUSIVE IN W.B. WALKER'S ADDITION TO THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-14-312-016-0000

Address of Real Estate: 4205 N Avers Ave, Chicago, IL 60618

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 20th Day of August, 2023




Anthony Manno





Cara Manno

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REAL ESTATE TRANSFER TAX		29-AUG-2023
	CHICAGO:	4,492.50
	CTA:	1,797.00
	TOTAL:	6,289.50 *

13-14-312-016-0000 | 20230801611360 | 2-099-598-800
 * Total does not include any applicable penalty or interest due.

STATE OF ILLINOIS)

REAL ESTATE TRANSFER TAX		29-AUG-2023
	COUNTY:	299.50
	ILLINOIS:	599.00
	TOTAL:	898.50

COUNTY OF COOK) SS.

13-14-312-016-0000 | 20230801611360 | 0-073-160-144

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Anthony Manno and Cara Manno, husband and wife, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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.

Given under my hand and Notarial Seal this 20 day of AUGUST, 2023.



Patricia Bridges
 Notary Public

This Instrument was prepared by:

Law Offices of Tiffany L. Harper, LLC
 1431 W. Berteau Avenue
 Chicago IL 60613

Future Tax Bills to:

Michael Chandler
4205 N. Arden St.
Chicago IL 60618

After recording return document to:

Colby Green
838 Park Avenue
River Forest IL 60305