

# UNOFFICIAL COPY

**WARRANTY DEED**  
**ILLINOIS**

Doc#: 2325641064 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/13/2023 09:00 AM Pg: 1 of 3

**THE GRANTOR(S) ,**

Dec ID 20230801699646  
ST/CO Stamp 0-772-302-288 ST Tax \$525.00 CO Tax \$262.50  
City Stamp 0-968-074-704 City Tax: \$5,512.50

**DANIEL CONDON,**  
**a single man, of the**  
**City of Chicago,**  
**County of Cook, Illinois,**  
**for and in consideration**  
**of TEN AND NO/100 DOLLARS**  
**and other good and valuable**  
**consideration in hand paid**

**PR 2393690 10F12**

**GRANTS, BARGAINS, SELLS, CONVEY(s)**  
**and SPECIFICALLY WARRANT(s) title to**

**THOMAS M. MARTIN, a single man, of 3060 W. Armitage Avenue, Apt.**  
**204, Chicago, IL 60647**

**GRANTEE(S) ,**

**Individually, the following described Real Estate situated in the**  
**County of Cook, in the State of Illinois, to wit:**

**Unit No 4 in Montauk Manor Condominium as delineated on a survey of the following**  
**described real estate:**

**Lot 76 in Moorman's Addition to Chicago, being a Subdivision of part of the East 1/2 of the**  
**Northeast 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal**  
**Meridian;**

**Which Survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as**  
**document 90264139, together with its undivided percentage interest in the common**  
**elements, in Cook County, Illinois.**

**P.I.N.        17-06-235-119-1004**

**C/K/A:       1261 N. Paulina Street, Unit 4, Chicago, IL 60622**

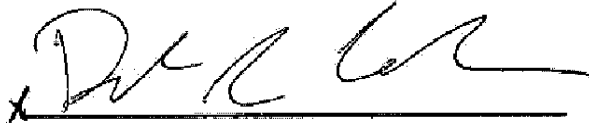
**hereby releasing and waiving all rights under and by virtue of the**  
**Homestead Exemption Laws of the State of Illinois**

**PROPER TITLE, LLC**

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SUBJECT TO: covenants, conditions, and restrictions of record,  
and to General Taxes for 2022 and subsequent years.

DATED this 21st day of August, 2023.

  
DANIEL CONDON

State of Illinois           )  
  ) SS  
County of DuPage         )

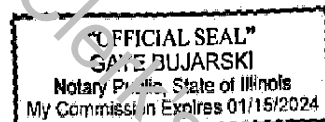
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DANIEL CONDON, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered 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 official seal this 21st day of August, 2023.

  
Notary Public

This instrument was prepared by:

Dominic J. Mancini  
Attorney at Law  
133 Fuller Road  
Hinsdale, IL 60521



After recording mail to:

Jonathan S. Pope  
BazosFreeman  
1250 Larkin Avenue #100  
Elgin, IL 60123

Send subsequent tax bills to:

Thomas Martin  
1261 N. Paulina Street, #4  
Chicago, IL 60622

Warranty.IndividualCondon

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## Exhibit A

Unit No 4 in Montauk Manor Condominium as delineated on a survey of the following described real estate:

Lot 76 in Moorman's Addition to Chicago, being a Subdivision of part of the eEast 1/2 of the Northeast 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian;

Which Survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as document 90264139, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property of Cook County Clerk's Office