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Doc#: 1727055002 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/27/2017 09:29 AM Pg: 1 of 3

01146-51842 1/2urw

Dec ID 20170901626816
ST/CO Stamp 1-949-449-152 ST Tax \$685.00 CO Tax \$342.50
City Stamp 0-875-707-328 City Tax: \$7,192.50

WARRANTY DEED ILLINOIS STATUTORY

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville IL 60563

THE GRANTOR, Todd Takes, a single man, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to Phillip Franchi and Linda Franchi, husband and wife, as tenants by the entirety, of the City of Chicago, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

~~***~~ *Philip W

*** M

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways 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: 14-19-301-009-0000

Address of Real Estate: 3543 N Claremont Ave. ← grantee address
Chicago, IL 60618

Dated this 20th day of September, 2017.

REAL ESTATE TRANSFER TAX		27-Sep-2017
CHICAGO:		5,137.50
CTA:		2,055.00
TOTAL:		7,192.50 *

14-19-301-009-0000 | 20170901626816 | 0-875-707-328

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

REAL ESTATE TRANSFER TAX		27-Sep-2017
COUNTY:		342.50
ILLINOIS:		685.00
TOTAL:		1,027.50

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Todd Takes

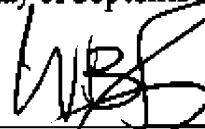
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT Todd Takes**, 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 instrument as his free and voluntary act, for the uses and purposes therein set forth.

X a single man

Given under my hand and notarial seal this 10th day of September, 2017.



Notary Public

My commission expires on 9/27, 2017

Prepared By:
Steven R. Felton, Esq.
2220 West North Avenue
Chicago, Illinois 60647

Mail To: Philip Franchi
3543 N. Claremont Ave. Chicago, IL 60618
Name & Address of Taxpayer:

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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01146-51542

Lot 48 in Sheldon Estate Subdivision of Block 32, being a Subdivision in Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, (except the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 thereof and the East 1/2 of the Southeast 1/4) in Cook County, Illinois.

PIN: 14-19-301-009-0000

Property of Cook County Clerk's Office