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PREPARED BY:

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Doc#: 1805249075 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 02/21/2018 11:09 AM Pg: 1 of 2

Dec ID 20180201601099

ST/CO Stamp 0-133-187-104 ST Tax \$177.50 CO Tax \$88.75

City Stamp 1-298-810-400 City Tax: \$1,863.75

MAIL TAX BILL TO:

Weston Harding and Michael Facchini

3257 N. Sheffield #101
Chicago, IL 60655

MAIL RECORDED DEED TO:

Steven P. Felton
134 N. LaSalle #1720
Chicago, IL 60602

WARRANTY DEED

THE GRANTOR, EMMAN RANDAZZO, a single person, of Park Ridge, Cook County, Illinois, for and in consideration of ten and no/100's dollars (\$10.00), in hand paid, does hereby CONVEY and WARRANT to WESTON HARDING and MICHAEL FACCHINI, of Chicago, Cook County, Illinois, all right, title and interest in and to the following described real estate situated in the City of Chicago, County of Cook, State of Illinois and legally described as follows, to wit:

#1 joint tenants
LOT 1 IN BLOCK 1 IN HEAFIELD AND KIMBELL'S SUBDIVISION OF LOT 2 IN KIMBELL'S SUBDIVISION OF LOT 2 IN KIMBELL'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

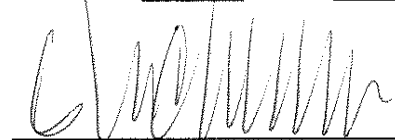
to have and to hold said property as and for their own and absolute property, as tenants in common, forever; and further, Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to covenants, conditions, building lines, easements, and restrictions of record, and the general real estate taxes for the year Second Installment for 2017 and subsequent years.


Permanent Index Numbers: 13-26-304-009-0000

Common Address: 3701 West Diversey Avenue, Chicago, Illinois 60647



DATED THIS 15th DAY OF February, 2018.



EMMAN RANDAZZO

REAL ESTATE TRANSFER TAX		20-Feb-2018
	CHICAGO:	1,331.25
	CTA:	532.50
	TOTAL:	1,863.75 *
13-26-304-009-0000 20180201601099 1-298-810-400		

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

REAL ESTATE TRANSFER TAX		20-Feb-2018
 	COUNTY:	88.75
	ILLINOIS:	177.50
	TOTAL:	266.25
13-26-304-009-0000 20180201601099 0-133-187-104		

FIDELITY NATIONAL TITLE 0218003124
1 of 1

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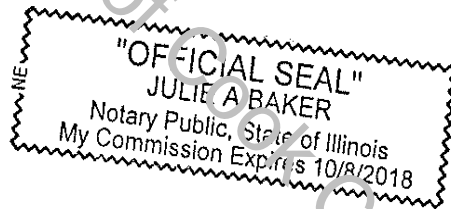
STATE OF ILLINOIS)
) SS
 COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that EMMAN RANDAZZO, 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 she signed, sealed and delivered the said instrument as her 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 15th day of February, 2018.

Julie A Baker
 Notary Public

My commission expires: _____



Property of Cook County Clerk's Office