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Doc#: 1820819021 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/27/2018 08:49 AM Pg: 1 of 3

Dec ID 20180701618625

ST/CO Stamp 0-234-582-816 ST Tax \$246.00 CO Tax \$123.00

City Stamp 1-264-945-952 City Tax: \$2,583.00

SPECIAL WARRANTY DEED Chicago Title 18010972 NA 1 of 2

In Consideration of the sum of Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged the property located in the State of Illinois in the County of Cook by this Deed on this date by THE GRANTOR, Fran on Harlem, LLC, a Limited Liability Company, Seller, of the Village of Harwood Heights and the State of Illinois does REMISE, RELEASE, ALIEN AND CONVEY TO Peggy DeFilippis, a single person and not a member of a civil union, the Following Described Real Estate to-wit:

SEE LEGAL RIDER ATTACHED

P. I. No. 12-24-232-029-1041

TO HAVE AND TO HOLD the said premises as above described, unto said Grantee, her heirs and assigns forever.

And Grantor, for itself, and its successors and assigns does covenant, promise and agree, to and with Grantee, the Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, it WILL WARRANT AND DEFEND.

IN WITNESS WHEREOF, Sam Zitella, Manager of Fran on Harlem, LLC has caused his name to be signed to this document pursuant to a duly adopted resolution.

Dated: July 10, 2018

Fran on Harlem, LLC

By: 

Sam Zitella, Manager

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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 Sam Zitella, Manager of Fran on Harlem, LLC, a Limited Liability Company, 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 it was signed, sealed and delivered as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if present.

Given under my hand and official seal this 10 day of July, 2018

Karolina Karwowska
 Notary
 (Stamp)

This instrument was prepared by: Leon C. Wexler
 526 West Barry Ave
 Chicago, Illinois 60657



MAIL TO:
 Dan G. Rousakis, Esq.
 7627 West Lake - Suite 203
 River Forest, Illinois 60305\

Address of Property
 3630 North Harlem, Unit 411
 Chicago, Illinois 60634

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 18010972NA

For APN/Parcel ID(s): 12-24-232-029-1041

PARCEL 1: UNIT 411 IN THE VERANDAS ON HARLEM AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 8 AND 9 IN COLLINS AND GAUNTLETT'S FIRST GARDEN SUBDIVISION IN THE EAST 1/2 OF FRACTIONAL SECTION 24, TOWNSHIPS 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0726715106, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE P-39 AND STORAGE SPACE S-40, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0726715106.

"Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein."