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Doc#: 1827619183 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/03/2018 11:04 AM Pg: 1 of 3

STC 01146-60120 1 of 2 MS

WARRANTY DEED

Dec ID 20180901692284

ST/CO Stamp 1-296-677-024 ST Tax \$360.00 CO Tax \$180.00

City Stamp 1-683-986-592 City Tax: \$3,780.00

The above space for recorder's use only

THE GRANTOR, Randy Sealy an unmarried man for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, does hereby **WARRANT** and **CONVEY** and hereby release hereby release and waive all rights under and by virtue of the Homestead Laws of the State of Illinois to: Nathan Fournier an unmarried man and Marjorie Cassato an unmarried woman both of 2040 W. North Ave., Unit 403 Chicago, IL 60647 as JOINT TENANTS not as TENANTS IN COMMON the following described real estate situated in the County of Cook, State of Illinois, to wit:

ADDRESS OF PROPERTY: 1942 N Francisco Avenue, Condo 2S, Chicago IL 60647

PIN: 13-36-305-041-1002

REAL ESTATE TRANSFER TAX

02-Oct-2018



COUNTY:	180.00
ILLINOIS:	360.00
TOTAL:	540.00

13-36-305-041-1002 | 20180901692284 | 1-296-677-024

SEE EXHIBIT A ATTACHED FOR LEGAL DESCRIPTION

This Deed is subject to covenants conditions and restrictions of record, building lines and easements and general real estate taxes not yet due and payable.

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REAL ESTATE TRANSFER TAX

28-Sep-2018



CHICAGO:	2,700.00
CTA:	1,080.00
TOTAL:	3,780.00 *

13-36-305-041-1002 | 20180901692284 | 1-683-986-592

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

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As of
Dated September 21, 2018


Randy Sealy

STATE OF IL
COUNTY OF COOK

IMPRESS
SEAL
HERE

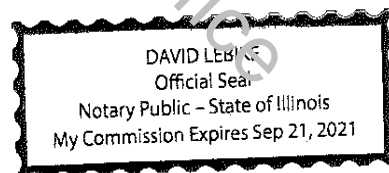
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Randy Sealy, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 24 day of September, 2018.

Commission expires 09/21/2021


NOTARY PUBLIC

This instrument prepared by: John A. Tsoutsias
55 E Monroe, Suite 3800
Chicago, IL 60603



Mail to: FRANK W. JAFFE
111 WEST WASHINGTON ST.
SUITE 900
CHICAGO, IL 60602

Send Tax Bills to: NATHAN FOURNIER AND MARJORIE CASANO
1942 N FRANCISCO AVE #25
CHICAGO, IL 60647

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Exhibit A- Legal Description

Parcel 1:

Unit No. 2S and Garage Unit G2S in the 1942 N Francisco Condominium, together with its undivided percentage interest in the common elements as defined and delineated in the Declaration of Condominium recorded as Document Number 0030045993 as amended from time to time in the East 1/2 of the Southwest 1/4 of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of a storage space, a limited common element, as delineated and defined in the Declaration of Condominium aforesaid.

Permanent Index Numbers: 13-36-305-041-1002

Commonly Known As: 1942 N Francisco Avenue, Condo 2S, Chicago IL 60647