



Doc# 2033906073 Fee \$88.00

IRHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/04/2020 12:34 PM PG: 1 OF 3

SPECIAL WARRANTY DEED

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 Hector Alfonso, a single person and not a member of a civil union, the Following Described Real Estate to-wit:

AKA Hector Jose Alfonso

SEE LEGAL RIDER ATTACHED

P. I. No. 12-24-232-029-1049

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: October 26, 2020

Fran on Harlem, LLC

By: Sam Zitella
Sam Zitella, Manager

Chicago Title 200306071NA 1 of 2 CT

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UNIT 504 IN THE VERANDAS ON HARLEM AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING PROPERTY DESCRIBED BELOW AND THE EXCLUSIVE RIGHT TO USE PARKING SPACE P65 AND STORAGE SPACE S36, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0726715106, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 8 AND 9 IN COLLINS AND GUANTLETT'S FIRST GARDEN SUBDIVISION IN THE EAST ½ OF FRACTIONAL SECTION 24, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS;

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE REFERRED TO REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, 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.

Commonly known as: 3630 North Harlem, Unit 504, Chicago, Illinois 60634

PIN 12-24-232-029-1049

Property of Cook County Clerk's Office