

UNOFFICIAL COPY

Doc#: 2126410032 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/21/2021 09:54 AM Pg: 1 of 3

Dec ID 20210801653412

ST/CO Stamp 1-110-187-792 ST Tax \$259.00 CO Tax \$129.50

City Stamp 0-036-445-968 City Tax: \$2,719.50

Chicago Title
21019607NA
10F2 CT

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 Shean Ica Casis and Aaron Muniz, husband and wife, as Tenants by the Entirety, the Following Described Real Estate to-wit:

SEE LEGAL RIDER ATTACHED

P. I. No. 12-24-232-029-1046

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 Grantees, the Grantees' 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: September 3, 2021

Fran on Harlem, LLC

By: 

Sam Zitella, Manager

UNOFFICIAL COPY

UNIT 501 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 P58 AND STORAGE SPACE S57, 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 501, Chicago, Illinois 60634

PIN 12-24-232-029-1046

Department of Cook County Clerk's Office