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Doc#. 2126410032 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk =

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

Unicago Take 2101960944 1082 UT

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

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 GRANTOF, 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, bust and 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 suffere 1 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

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 pard and official seal this day of September 2021 Notary (Stamp) OFFICIAL SEAL NICOLE SWICK NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Nov. 23, 2024
Chicago, Islacia, 60657
Adam Lysinski, Esq.
4418 North Milwaukee Ave Chicago, Illinois 60630
MAIL TO: Adam Lysinski, Esq. 4418 North Milwaukee Ave Chicago, Illinois 60630 Address of Property / Taxpayex 3630 North Harlem, Unit 501 Chicago, Illinois 60634
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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 1/2 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 EASEMENT'S APPURTENANT TO THE ABOVE REFERRED TO REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS 35T FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIPTO 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.

m, Ui. Commonly known as: 3630 North Harlem, Unit 501, Chicago, Illinois 60634

PIN 12-24-232-029-1046