

2395679102102  
CT 1082

UNOFFICIAL COPY



**WARRANTY DEED**

**WHEN RECORDED MAIL TO:**

Francisco Cuevas Oscar  
Cuevas, Kassandra Barron  
3240 N. Narragansett Ave  
Chicago, IL 60634

**SEND TAX BILLS TO:**

Francisco J Cuevas Oscar  
Cuevas, Kassandra Barron  
3240 N. Narragansett Ave  
Chicago, IL 60634

Doc#: 2330506227 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/01/2023 01:36 PM Pg: 1 of 3

Dec ID 20231001655296  
ST/CO Stamp 1-898-478-544 ST Tax \$320.00 CO Tax \$160.00  
City Stamp 1-279-638-480 City Tax: \$3,360.00

Above Space for Recorder's Use Only

The **GRANTOR**, **Grazia Fruscione**, unmarried and not a member of a civil union, of Elk Grove Village, Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby **CONVEYS** and **WARRANTS** unto the **GRANTEES** Francisco J Cuevas, a single man, Oscar Cuevas, a married man, and Kassandra Barron, an unmarried woman, as joint tenants, the following described real estate situated in the County of Cook, State of Illinois, to wit:

*See attached Exhibit -A-*

Property Address: **3240 N. Narragansett Ave., Chicago, IL 60634**

Permanent Index Number: **13-19-434-019-0000**

Subject only to the following, if any: covenants, conditions and restrictions of record and building lines and public or utility easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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In Witness Whereof, the grantor has hereunto set his hand and seal this 10 day of October, ~~2022~~.

2023

Grazia Fruscione (SEAL)  
**GRAZIA FRUSCIONE**

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 **Grazia Fruscione** personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10<sup>th</sup> day of October, 2023.

Meredith A Swank  
Notary Public



My Commission Expires: 07/28/2026

*This instrument was prepared by:  
Matthew J. Swank, Attorney at Law, 1173 Lyman Ave., Oak Park, IL 60304*

# UNOFFICIAL COPY

Exhibit -A-

Property Address: **3240 N. Narragansett Ave., Chicago, IL 60634**

Permanent Index Number: **13-19-434-019-0000**

Legally described as follows:

LOT 17 AND THE SOUTH 8 FEET OF LOT 18 IN OLIVER L. WATSON SECOND BELMONT AVENUE ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office