

UNOFFICIAL COPY

Doc#: 1705446053 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/23/2017 10:58 AM Pg: 1 of 3

Dec ID 20170201612549
ST/CO Stamp 0-301-675-200 ST Tax \$40.00 CO Tax \$20.00
City Stamp 1-521-005-248 City Tax: \$420.00

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Anthony V. Panzica, Esq.
~~2610~~ W. Irving Park Road, Suite B
Chicago, IL 60618

2510

(The Above Space for Recorder's Use Only)

THE GRANTOR Grandview Capital, LLC, an Illinois limited liability company, doing business as Grandview Properties, of 76w995 Red Gate Road, St. Charles, IL 60175 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Saul Soto, _____ and Lucero Magallanes, husband and wife of _____, as joint tenants with right of survivorship, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 26-31-224-019-0000

Property Address: 13347 S. Houston Avenue, Chicago, IL 60633

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s). * 2nd installment 2017

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Prepared by:
Karrsten Goettel, Esq.
Ariano Hardy Ritt
2000 McDonald Rd. Ste 200
South Elgin, IL 60177

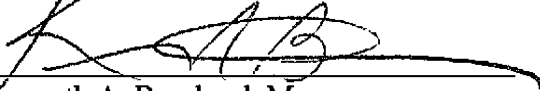
[signatures on next page]

Chicago Title 17001630GV

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Dated this 9th day of February, 2017.

GRANDVIEW CAPITAL, LLC, doing business as
Grandview Properties


Kenneth A. Bernhard, Manager

State of ILLINOIS


)SS.

County of COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kenneth A. Bernhard, Manager of Grandview Capital, LLC, an Illinois limited liability company doing business as Grandview Properties, 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 severally acknowledged that as such Manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

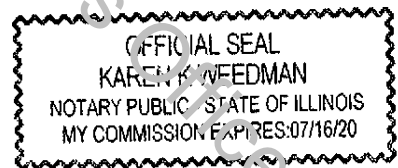
Given under my hand and official seal, this 9th day of February, 2017.

Commission Expires July 16th, 2020


Notary Public

NAME AND ADDRESS OF PREPARER:

Karrsten Goettel, Esq.
Ariano Hardy Ritt
2000 McDonald Road, Ste. 200
South Elgin, IL 60177
(847) 695-2400



SEND SUBSEQUENT TAX BILLS TO:

Saul Soto & Lucero Magallanes
~~13347 S. Houston Avenue~~ 13134 S. Mackinaw Ave
~~Chicago, IL 60633~~ Chicago, IL 60633

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EXHIBIT A LEGAL DESCRIPTION

Lot 30 in Block 6 in Hogewisch Subdivision of the South 1/4 of the Northeast 1/4 and the West 165.88 feet of the North 1152.3 feet of the Southeast 1/4 of the Northeast 1/4 in Section 31, Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office