

# UNOFFICIAL COPY

Doc#. 1715006059 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/30/2017 11:11 AM Pg: 1 of 3

Dec ID 20170401643881  
ST/CO Stamp 1-098-551-744 ST Tax \$570.00 CO Tax \$285.00

## WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Philip Fornaro, Esq.  
1022 S. LaGrange Road  
LeGrange, IL 60525

(The Above Space for Recorder's Use Only)

THE GRANTOR Grandview Capital, LLC, an Illinois limited liability company doing business as Grandview Properties, of 36v99 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 Kevin Hunter and Christina Hunter, husband and wife of \_\_\_\_\_, as Tenants by the Entirety, 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): 04-33-300-059-0000

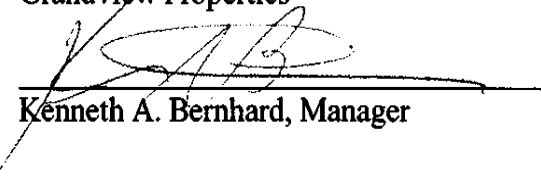
Property Address: 902 Revere, Glenview, IL 60025

**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).

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

Dated this 24th day of April, 2017 .

GRANDVIEW CAPITAL, LLC, doing business as  
Grandview Properties

  
\_\_\_\_\_  
Kenneth A. Bernhard, Manager

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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 at 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 24th day of April, 2017

Commission Expires July 16<sup>th</sup>, 2020

*Karen Weedman*

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:**

Kevin Hunter & Christina Hunter  
902 Revere  
Glenview, IL 60025

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**EXHIBIT A  
LEGAL DESCRIPTION**

Lot 3 in Schaeffer's Subdivision of the East 140 feet of Lot 7 in County Clerk's Division of the South Half of Section 33, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office