

UNOFFICIAL COPY

Doc#: 1720139110 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/20/2017 10:42 AM Pg: 1 of 2

Dec ID 20170601677331
ST/CO Stamp 1-179-979-200 ST Tax \$115.00 CO Tax \$57.50

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)
THE GRANTOR,

CLAUDIA M. HENDRIX,
a widow

110 Glengarry Drive, #206
of the Village of Bloomingdale, County of DuPage, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00)
DOLLARS, and other valuable consideration in hand paid, CONVEYS and WARRANTS to:

GRANDVIEW CAPITAL, LLC, and Illinois Liability Company
doing business as Grandview Properties

of 36 W 995 Red Gate Road, St. Charles, Illinois 60175
the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit: hereby releasing and waiving all
rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises
forever. SUBJECT TO: General taxes for 2016 and subsequent years and covenants, conditions and restrictions of record.

Permanent Index Number (PIN): 16-29-218-025-0000

Address(es) of Real Estate: 2412 S 58th Avenue, Cicero, Illinois 60804

DATED 6th day of July, 2017

Claudia M Hendrix (Seal)
CLAUDIA M. HENDRIX

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that

CLAUDIA M. HENDRIX, a widow



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 she signed, sealed and delivered the said instrument as
her free and voluntary act, for the uses and purposes therein set forth, including
the release and waiver of the right of homestead.

Given under my hand and official seal, this 6th day of July, 2017

Commission expires 04/21/21

Diane M Scott
Notary Public

This instrument was prepared by Andrew J. Draus, 915 South Main Street, Lombard, Illinois 60148

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LEGAL DESCRIPTION

of premises commonly known as 2412 S 58th Avenue, Cicero, Illinois 60804

LOT 34 IN BLOCK 12 IN THE SUBDIVISION OF BLOCKS 3, 7, 12 AND 14 (EXCEPT THE NORTH 187 FEET OF SAID BLOCK 14) OF THE SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ AND THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


MAIL TO:

KARRSTEN GOTTEL
Attorney at Law
2000 McDonald Road, Ste 200
South Elgin, Illinois 60177

SEND SUBSEQUENT TAX BILLS TO:

GRANDVIEW CAPITAL, LLC
an Illinois Limited Liability Company
36 W 995 Red Gate Road
St Charles, Illinois 60175

Property of Cook County Clerk's Office

T O W N S H I P	Town of Cicero	Address: 7412 S 58TH AVE	<u>Real Estate Transfer Tax</u>
		Date: 07/12/2017	<u>\$1,150.00</u>
		Stamp #: 2017-3868	<u>Payment Type (book)</u>
		By: ppetrus	<u>Compliance #:</u> <u>2017-6F1STNXG</u>