

UNOFFICIAL COPY

Doc#: 1722746418 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/15/2017 12:58 PM Pg: 1 of 3

WARRANTY DEED

ILLINOIS STATUTORY
(Individual to Corporation)

MAIL TO:

Karrsten Goettel
Attorney At Law
2000 McDonald Road, Suite 200
South Elgin, IL 60177

Dec ID 20170701691396
ST/CO Stamp 1-014-234-560 ST Tax \$132.00 CO Tax \$66.00
City Stamp 1-819-540-928 City Tax: \$1,386.00

NAME & ADDRESS OF TAXPAYER:

Grandview Capital, LLC
36W995 Red Gate Road
St. Charles, IL 60175

RECORDER'S STAMP

THE GRANTOR(S) Thomas Wagner, a single person and not a party to a civil union, of 535 W. Ogden, #304, Naperville, IL 60563; Jennifer Morris, a single person and not a party to a civil union, of 4806 S. Harding, Chicago, IL 60638; Christina Morris, a single person and not a party to a civil union, of 6126 S. Grand, Downers Grove, IL 60516; and Patrice Morris, divorced and not since remarried, and not a party to a civil union, of 2962 Gypsum Circle, Naperville, IL 60564

for and in consideration of Ten and no 100 ----(\$10.00)---- Dollars and other good and valuable considerations in hand paid,

CONVEY(S) AND WARRANT(S) to Grandview Capital, LLC, an Illinois limited liability company doing business as Grandview Properties,

Having its principal office at the following address 36W995 Red Gate Road, St. Charles, IL 60175

County of Kane State of Illinois all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A Legal Description attached hereto and made a part hereof.

SUBJECT TO: General taxes for 2017 and subsequent years; Building lines and building laws and ordinances; zoning laws and ordinances; public roads and highways; easements for public utilities; covenants, conditions and restrictions of record, if any;

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

Permanent Index Number(s): 19-09-224-049-0000
Property Address: 5002 S. Leamington Ave., Chicago, IL 60638

Dated this 8th day of August 2017

Thomas Wagner (Seal)
Thomas Wagner

Jennifer Morris (Seal)
Jennifer Morris

Christina Morris (Seal)
Christina Morris

Patrice Morris (Seal)
Patrice Morris

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

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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,
CERTIFY THAT

Thomas Wagner, a single person and not a party to a civil union, Jennifer Morris, a single person and not a party to civil union, Christina Morris, a single person and not a party to a civil union, and Patrice Morris, divorced and not since remarried and not a party to a civil union, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their 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 notarial seal, this 8th day of August, 2017.
Kevin M. McCarthy
Notary Public

My commission expires on 9-24




REAL ESTATE TRANSFER TAX		08-Aug-2017
	COUNTY:	66.00
	ILLINOIS:	132.00
	TOTAL:	198.00
19-09-224-049-0000 20170701691396 1-014-234-560		

Cook COUNTY- ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER
Kevin M. McCarthy
Attorney At Law
7903 W. 159th St., Suite B
Tinley Park, IL 60477

REAL ESTATE TRANSFER TAX		08-Aug-2017
	CHICAGO:	990.00
	CTA:	396.00
	TOTAL:	1,386.00 *
19-09-224-049-0000 20170701691396 1-819-540-928		

* Total does not include any applicable penalty or interest due.

Signature of Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

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LEGAL DESCRIPTION

Order No.: 17007509GV

For APN/Parcel ID(s): 19-09-224-049-0000

THE SOUTH 30 FEET OF LOT 1 IN BLOCK 60 IN F. H. BARTLETT'S CENTRAL CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SECTION 4 AND THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office