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Doc#: 1730046192 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/27/2017 12:37 PM Pg: 1 of 3

Dec ID 20170901617920
ST/CO Stamp 1-137-229-856 ST Tax \$160.00 CO Tax \$80.00

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Mark Edison, Esq.
1415 W. 22nd Street, Tower Floor
Oak Brook, IL 60523

C. YARBROUGH
10/27

(The Above Space for Recorder's Use Only)

THE GRANTOR Grandview Capital, LLC, an Illinois limited liability company, doing business as Grandview Properties, of 35w995 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 Noel Cervantes,

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): 16-29-218-025-0000

Property Address: 2412 S. 58th Avenue, Cicero, IL 60804

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.

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

T O W N O F C I C E R	Town of Cicero	Address: 2412 S 58TH AVE	Real Estate Transfer Tax
		Date: 10/24/2017	\$1,600.00
		Stamp #: 2017-4215	Payment Type: Local
		By: tmurray2	Compliance #: 2017-60NGDI56

[signature on next page]

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EXHIBIT A LEGAL DESCRIPTION

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 1/2 of the Northeast 1/4 and the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office