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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

10/3 MAGN

(The Above Space for Recorder's Use Only)

THE GRANTOR Grandview Capital, LLC, an Illinois limited liability company, doing business as Grandview Properties, of 35w595 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 Town of Cicer
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Address: 2412 5 58TH AVE Date: 10/24/2017 Starmp #: 2017-4215 By: Imurray1 Real Estate Transfer Tax 51.600.00 Fuyment Lype Local Compliance #: 2017-6QNGDI56

[signature on next page]

1730046192 Page: 2 of 3

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Dated this 18th day of October, 2017.

GRANDVIEW CAPITAL, LLC, doing business as

Grandview Properties

Kenneth A. Bernhard, Manager

State of Illinois

SS.

County of Cane

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kerneth 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, io: day of October, 2017.

Commission Expires September 13, 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

OFFICIAL SEAL
DEMA LYNN JEANES
NOTAR (PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/13/20

SEND SUBSEQUENT TAX BILLS TO:

| COUNTY: 80.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100

16-29-218-025-0000 20170901617920 1-137-229-856

Noel Cervantes 2412 S. 58th Avenue Cicero, IL 60804

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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.