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WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Mark Reinbold, Esq.
1104 King James Avenue
Saint Charles, IL 60174

Doc#: 1805208196 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/21/2018 11:34 AM Pg: 1 of 3

Dec ID 20180201698756
ST/CO Stamp 0-872-973-856 ST Tax \$84.00 CO Tax \$42.00
City Stamp 1-409-844-768 City Tax: \$882.00

(The Above Space for Recorder's Use Only)

THE GRANTOR Grandview Capital, LLC, an Illinois limited liability company of 36w995 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 Fistera, LLC, an Illinois limited liability company, of 2400 E. Main Street, Ste 103-301, St. Charles, IL 60174, 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): 25-01-231-010-0000

Property Address: 9029 S. Oglesby^{Ave.} Chicago, IL 60617

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2018 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

[signature on next page]

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Dated this 12th day of February, 2018.

GRANDVIEW CAPITAL, LLC

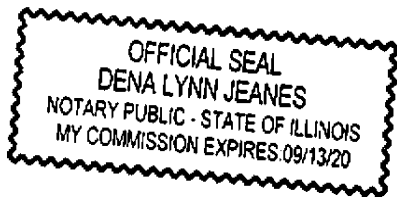

Kenneth A. Bernhard, Manager

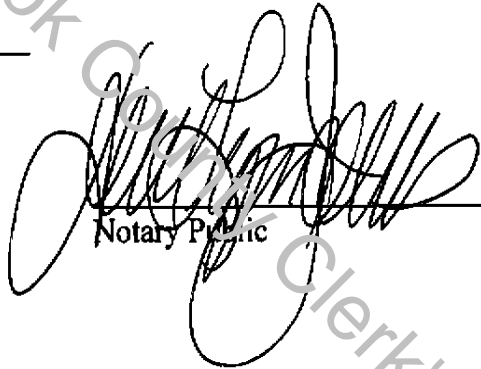
State of Illinois)
)SS.
County of Kane)

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, 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, this 12th day of February, 2018.

Commission Expires _____ 20 _____







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:

Fisterra, LLC
2400 E. Main Street Ste. 103-301
St. Charles, IL 60174

REAL ESTATE TRANSFER TAX	20-Feb-2018
	COUNTY: 42.00
	ILLINOIS: 84.00
	TOTAL: 126.00
25-01-231-010-0000 20180201698756 0-872-973-856	

REAL ESTATE TRANSFER TAX	20-Feb-2018
	CHICAGO: 630.00
	CTA: 252.00
	TOTAL: 882.00 *
25-01-231-010-0000 20180201698756 1-409-844-768	

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

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EXHIBIT A LEGAL DESCRIPTION

Lot 31 in Block 1 in Kroeber and Fullem's First Addition to South Shore Gardens, being a Subdivision of the South East 1/4 of the South East 1/4 of the Northeast 1/4 of Section 1, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office