

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

### MAIL TO AFTER RECORDING:

Jeffrey Greenspan, Esq.  
9445 N. Keeler Avenue  
Skokie, IL 60076

Doc#: 1833347042 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/29/2018 10:52 AM Pg: 1 of 3

Dec ID 20181001606631  
ST/CO Stamp 1-267-356-320 ST Tax \$141.00 CO Tax \$70.50  
City Stamp 0-739-594-912 City Tax: \$1,480.50

(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 Vera Ball, \_\_\_\_\_, 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"**

<sup>\*  
Ann</sup>  
Permanent Index Number(s): 20-25-415-013-0000

Property Address: 7649 S. Oglesby Avenue, Chicago, IL 60649

**SUBJECT TO:** Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of Closing.

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

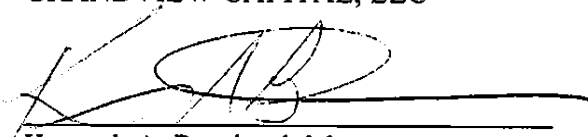
[signature on next page]

## Chicago Title 18015057GV RJL 1 OF 2

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Dated this 16<sup>th</sup> day of October, 2018.

GRANDVIEW CAPITAL, LLC

  
Kenneth A. Bernhard, Manager

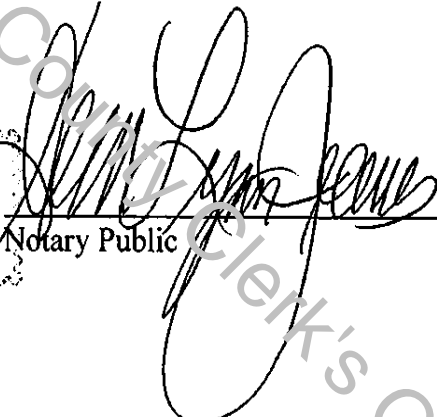
State of Illinois            )  
  )SS.  
County of Kane            )

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 16<sup>th</sup> day of October, 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:

Vera Ball  
7649 S. Oglesby Avenue  
Chicago, IL 60649

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**EXHIBIT A  
LEGAL DESCRIPTION**

Lot 3 in the Subdivision of part of Block 4 in Circuit Court Partition of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 25, Township 38 North, Range 14 East of the Third Principal Meridian according to the Plat thereof recorded March 10, 1911 as Document Number 4720231, in Cook County, Illinois.

Property of Cook County Clerk's Office