

# UNOFFICIAL COPY

Doc#: 1901747008 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/17/2019 08:49 AM Pg: 1 of 3

Dec ID 20190101678382  
ST/CO Stamp 1-281-810-080 ST Tax \$90.00 CO Tax \$45.00  
City Stamp 1-837-022-880 City Tax: \$945.00

## WARRANTY DEED ILLINOIS STATUTORY

### MAIL TO AFTER RECORDING:

Joe Barbaro, Esq.  
9760 S. Roberts Road, Ste 2  
Palos Hills, IL 60465

4 Chicago Title

180185636-V

Rw KH 10/1

(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 Max Remodelers, Inc. of 15725 113 Avenue, Orland Park, IL 60467, 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): 25-09-101-083-0000

Property Address: 9507 South Emerald Avenue, Chicago, IL 60628

**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

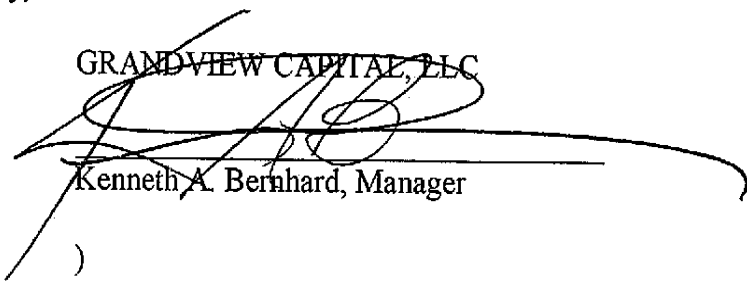
South Elgin, IL 60177

[signature on next page]

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Dated this 15<sup>th</sup> day of January, 2019.

GRANDVIEW CAPITAL, LLC



Kenneth A. Bernhard, Manager

State of Illinois )

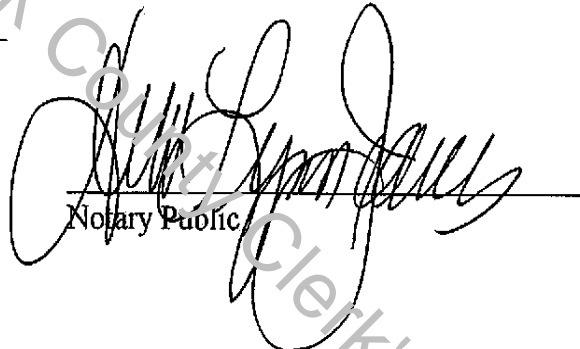
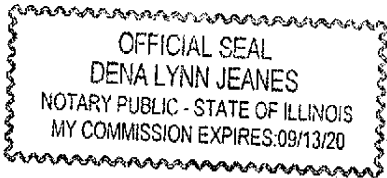
)SS.

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 15<sup>th</sup> day of January, 2019.

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:**

Max Remodelers, Inc.  
15725 113<sup>th</sup> Avenue  
Orland Park, IL 60467

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**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lot 45 (except the South 15 feet thereof) and the South 20 feet of Lot 46 in Block 3 in East Washington Heights being a Subdivision of the West 1/2 of the North West 1/4 of Section 9, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office