

# UNOFFICIAL COPY

Doc#: 1904449201 Fee: \$54.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/13/2019 11:27 AM Pg: 1 of 4

Dec ID 20190101672216  
ST/CO Stamp 1-612-081-568 ST Tax \$140.00 CO Tax \$70.00

## WARRANTY DEED ILLINOIS STATUTORY

### MAIL TO AFTER RECORDING:

Chris Collander, Esq.  
608 S. Washington Street, Ste 307  
Naperville, IL 60540

(The Above Space for Recorder's Use Only)

THE GRANTOR Grandview Capital, LLC, an Illinois limited liability company, of 36W995 Red Gate Road, Saint 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 Abel Castro, a married man, 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): 33-06-405-001-0000

Property Address: 19106 Park Avenue, Lansing, IL 60438

**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

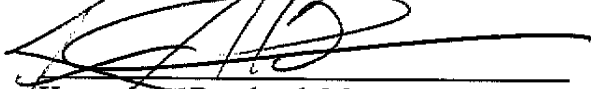
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[signature on next page]

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Dated this 25<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 25<sup>th</sup> day of January, 2019.

Commission Expires 8-6 2022



Deborah A. Stich  
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

REAL ESTATE TRANSFER TAX		08-Feb-2019
	COUNTY:	70.00
	ILLINOIS:	140.00
	TOTAL	210.00
33-06-405-001-0000		20190101672216   12-081-568

SEND SUBSEQUENT TAX BILLS TO:

Abel Castro  
19106 Park Avenue  
Lansing, IL 60438

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## EXHIBIT A LEGAL DESCRIPTION

Lot 32 in Oakwood Estates Unit No. 6, being a Subdivision of part of the North 1/2 of the North 1/2 of the Southeast 1/4 of Section 6, Township 35 North, Range 15, East of the Third Principal Meridian, according to the Plat thereof Registered in the Office of the Registrar of Titles August 2, 1967 as Document No. 2339096, in Cook County, Illinois.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Jan. 25. 2019 2:52PM

No. 0837 P. 2

Village of Lansing

Patricia Eidam  
Mayor



Office of the Treasurer

Arlette Frye  
Treasurer

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

## VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Grandview Capital, LLC  
36W99S East Gate Road  
Saint Charles, IL 60175

Telephone: 630-513-1966

Attorney or Agent: Karrsten Goettel  
Telephone No.: 847-695-2400

Property Address: 19106 Park Avenue  
Lansing, IL 60438

Property Index Number (PIDN): 33-06-405-001-0000

Water Account Number: 128 3460 00 02

Date of Issuance: January 15, 2019

(State of Illinois)  
(County of Cook)

VILLAGE OF LANSING

This instrument was acknowledged before  
me on January 15, 2019 by  
Karen Giovane.

By: [Signature]  
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.