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Doc#: 1909917116 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/09/2019 11:26 AM Pg: 1 of 3

Dec ID 20190301624219
ST/CO Stamp 0-148-718-496 ST Tax \$278.00 CO Tax \$139.00
City Stamp 0-051-348-384 City Tax: \$2,919.00

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Jerome C. Majewski, Esq.
44 N. Virginia Street, Ste 2D
Crystal Lake, IL 60014



(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 Michael Donovan, Jr. a married man of 1255 West Belden, Chicago, IL 60614, 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): 13-07-317-004-0000

Property Address: 5049 N. New England Avenue, Chicago, IL 60656

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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EXHIBIT A
LEGAL DESCRIPTION

Lot 97 in William Zelosky's Subdivision of Blocks 1, 2, 3 and 4 in Ridgeland, a Subdivision of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 and the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 7, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office