#### **UNOFFICIAL COPY**

WARRANTY DEED
ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

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

CT) 1900 WHY GUIEI/WF

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

(The Above Space for Recorder's Use Only)

THE GRANTOR Grandview Carital, 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. 2 married may of 1255 West Belden, Chicago, IL 60614, the foir ving 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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Dated this day of	March 2019
Dated this VIII day of	March, 2017.
	GRANDVIEW CAPITAL, DLC
	4/1/
	Kenneth A. Bernhard, Manager
State of Illinois	4 )
	)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 tris day of March, 2019.

Commission Expires \_\_\_\_\_20

OFFICIAL SEAU.
DENA LYNN JEANES
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/13/20

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:

Michael Donovan, Jr. 5049 N. New England Avenue Chicago, IL 60656

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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 Clark's Office