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Doc#. 1912046197 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/30/2019 01:32 PM Pg: 1 of 3

Dec ID 20190401637855
ST/CO Stamp 2-133-731-232 ST Tax \$239.00 CO Tax \$119.50

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Theresa Panzica, Esq.
2510 W. Irving Park Road, Unit A
Chicago, IL 60618

(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 60174 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 Noemi Rodriguez, _____ and Elizabeth Rodriguez, _____ of 4101 Wagner Avenue, Schiller Park, IL 60176, as _____, 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): 12-28-123-046-0000



Property Address: 10023 Schiller Blvd., Franklin Park, IL 60131

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 4th day of April, 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 4th day of April, 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

SEND SUBSEQUENT TAX BILLS TO:

Noemi Rodriguez & Elizabeth Rodriguez
10023 Schiller Blvd.
Franklin Park, IL 60131

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EXHIBIT A LEGAL DESCRIPTION

Lots 10 and 11 in Block 9 in Fourth Addition to Franklin Park in Section 28, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office