

UNOFFICIAL COPY

Doc#: 1927546247 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/02/2019 11:50 AM Pg: 1 of 3

Dec ID 20190901691932
ST/CO Stamp 1-075-952-224 ST Tax \$210.00 CO Tax \$105.00
City Stamp 1-626-015-328 City Tax: \$2,205.00

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

David Gorr, Esq.

~~2543 N. Kedzie Avenue~~

~~Chicago, IL 60647~~

Attorney at Law

205 W. Randolph #950

Chicago, IL 60601

(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 Jose L. Lucio and Esperanza Serrano, Husband & wife as Joint Tenants of 2236 N. Major Avenue, Chicago, IL 60639, 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): 13-29-414-014-0000

Property Address: 2619 N. Major Avenue, Chicago, IL 60639

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]

Chicago Title 19010216GV SM 1 of 2

UNOFFICIAL COPY

Dated this 23 day of July, 2019.

GRANDVIEW CAPITAL, LLC


Kenneth A. Bernhard, Manager

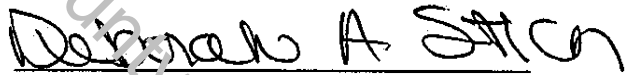
State of Illinois)
)SS.
County of Kane)

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 23 day of July, 2019.

Commission Expires 8/6 20 22




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:

Jose L. Lucio & Esperanza Serrano
2619 N. Major Avenue
Chicago, IL 60639

UNOFFICIAL COPY



CHICAGO TITLE
COMPANY

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 19010216GV

For APN/Parcel ID(s): 13-29-414-014

LOT 197 IN FIRST ADDITION TO FULLERTON CENTRAL MANOR, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED AUGUST 30, 1929 AS DOCUMENT NUMBER 10468352, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office