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Chicago Title

200009366V 102

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Jim Debruyne, Esq.
15252 S. Harlem Avenue
Orland Park, IL 60462

Doc#: 2004555184 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/14/2020 08:39 AM Pg: 1 of 3

Dec ID 20200101696937
ST/CO Stamp 1-108-814-688 ST Tax \$255.00 CO Tax \$127.50

(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 Justin Vander Waal and Amanda Siegers, unmarried persons, of 7535 W. Pennington Lane, Monee, IL 60449, as joint tenants, 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): 27-23-404-018-0000

Property Address: 16315 S. 84th Avenue, Tinley Park, IL 60477

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 24 day of Jan, 2020.

GRANDVIEW CAPITAL, LLC


Kenneth A. Bernhard, Manager

State of Illinois)

)SS.

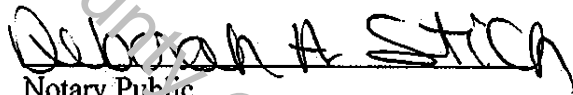
County of Kane)

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 24 day of Jan, 2020.

Commission Expires 8/6 2022




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

10-Feb-2020



COUNTY:	127.50
ILLINOIS:	255.00
TOTAL:	382.50

27-23-404-018-0000

| 20200101696937 | 1-108-814-688

SEND SUBSEQUENT TAX BILLS TO:

Justin Vander Waal & Amanda Siegers
16315 S. 84th Avenue
Tinley Park, IL 60477

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EXHIBIT A
LEGAL DESCRIPTION

Lot 18 in Tanbark Subdivision being a Subdivision of part of the West 1/2 of the South East 1/4 of Section 23, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office