

UNOFFICIAL COPY

Doc#: 2005147037 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/20/2020 10:59 AM Pg: 1 of 3

Dec ID 20191201659209
ST/CO Stamp 0-516-995-936 ST Tax \$257.00 CO Tax \$128.50
City Stamp 2-013-862-752 City Tax: \$2,698.50

WARRANTY DEED ILLINOIS STATUTORY

170076896N 10-13
MAIL TO AFTER RECORDING:

~~Maria Cabrera, Esq.~~
4126 N. Lincoln, Unit 1
Chicago, IL 60618

Juana Chavez
2223 N. Neva
Chicago, IL 60607



(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 Juana Chavez ~~and Victor Rivera~~, a married woman of 5134 W. Cornelia, Chicago, IL 60641, 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): 13-31-113-003-0000

Property Address: 2223 N. Neva Avenue, Chicago, IL 60607

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 12 day of December, 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 12 day of December, 2019.

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

SEND SUBSEQUENT TAX BILLS TO:

Juana Chavez
2223 N. Neva Avenue
Chicago, IL 60607

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EXHIBIT A LEGAL DESCRIPTION

Lot 6 (except the South 7 feet thereof) in Block 17 in Mont Clare Subdivision of the North 1/2 of the Northwest 1/4 of Section 31 and part of the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office