### **UNOFFICIAL COPY**

WARRANTY DEED
ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Ricardo Correa, Esq. 5310 S. Archer Avenue Chicago, IL 60632

Doc#. 2017620235 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 06/24/2020 12:28 PM Pg: 1 of 3

Dec ID 20200401661120

ST/CO Stamp 1-676-893-408 ST Tax \$192.00 CO Tax \$96.00

(The Above Space for Recorder's Use Only)

THE GRANTOR Grandvie Capital, LLC, an Illinois limited liability company, of 36W995 Red Gate Road, St. Charles, IL e5175 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 Mario Cabrera and Veronica Cabrera, Husband and Wife, of 3517 W. 60th Place, Chicago, IL 60629, as Tenants by the Enricety, 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): 19-33-102-016-0000

Property Address: 5510 81st Place, Burbank, IL 60459

**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

Chicago Title Insurance Company 1795 West State Street

Geneva IL 60134

10010253gu

[signature on next page]

## **UNOFFICIAL COPY**

Dated this 2020 day of April, 2020.

GRANDVIEW CAPITAL, LLC

Kenneth A. Bernhard, Manager

)
)SS.

County of Kane

State of Illinois

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 day of April, 2020.

Commission Expires

OFFICIAL SEAL
DEBORAH A STICH
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/06/22

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 City of Burbank

\$ 960.00 NINE HUNDRED SIXTY & NO/100'S

980.00 NINE HONDIES

Real Estate (Transaction Stamp

SEND SUBSEQUENT TAX BILLS TO:

Mario Cabrera & Veronica Cabrera 5510 81st Place Burbank, IL 60459

2017620235 Page: 3 of 3

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### EXHIBIT A LEGAL DESCRIPTION

Lot 2 in Cermak and Mehling Subdivision of Lots 8 and 9 in Frederick H. Bartlett's Central Acres Subdivision in the West Half of the West Half of the North West Quarter of Section 33, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office