UNOFFICIAL CC

2001297361

WARRANTY DEED **ILLINOIS STATUTORY**

MAIL TO AFTER RECORDING:

Terica L. Ketchum, Esq. 15255 S. 94th Avenue, Ste 500 Orland Park, IL 60462

Doc#. 2020233173 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 07/20/2020 11:43 AM Pg: 1 of 3

Dec ID 20200501686410

ST/CO Stamp 0-969-630-432 ST Tax \$100.00 CO Tax \$50.00

(The Above Space for Recorder's Use Only)

1000 M THE GRANTOR Grandview Carital, 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 Todd Burton, A Corried was , the following described real estate situated in the County of Cook, ve the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 31-11-220-027-0000 and 31-11-220-038-0000

Property Address: 3219 Chestnut Drive, Flossmoor, IL 60422

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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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 MIN

, 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

SEND SUBSEQUENT TAX BILLS TO:

Todd Burton 3219 Chestnut Drive Flossmoor, IL 60422

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LEGAL DESCRIPTION

Order No.: 20012973GV

For APN/Parcel ID(s): 31-11-220-027 and 31-11-220-038

PARCEL 1:

LOT 27 IN CHESTNUT HILL UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED OCTOBER 1, 1975 AS DOCUMEN'I NUMBER LR2832429, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 38 IN CHESTNUT HILL UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED OCTOBER 1, 1975 AS DOCUMENT NUMBER LR2832429, N COOK COUNTY, ILLINOIS.