

200129736V

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

**WARRANTY DEED  
ILLINOIS STATUTORY**

MAIL TO AFTER RECORDING:

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

(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 Todd Burton, A Married Man, 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): 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]



# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Order No.: 20012973GV

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

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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 DOCUMENT 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, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office