### **UNOFFICIAL COPY**

Doc#. 2023120065 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 08/18/2020 09:17 AM Pg: 1 of 4

Dec ID 20200501675199

ST/CO Stamp 1-670-073-056 ST Tax \$315.00 CO Tax \$157.50

REPUTE WARRANTY DEED

MAIL TO AFTER RECORDING:

Julia Bruce, Esq.

6430 N. Central Ave, Ste 206

Chicago, II-60646

Shazaa Kham & Zaiba Kham

4441 Woreenled Are

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(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 60.75 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 Shazad Khan and Zuba Khan, Hastond and Telephone, of 7351 N. Trip Avenue, Lincolnwood, IL 60712, as Telephone the Entirety, 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): 10-34-109-007-0000 & 10-34-109-006-0000

Property Address: 4441 W. Greenleaf Avenue, Lincolnwood, IL 60712

**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**

| Dated this \( \frac{18}{3} \) day | of May, 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 Is eneth 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 sign id 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 18 day of May, 2020.

Commission Expires 20 20

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 CIFFICIAL SEAL
CAREN K WEEDMAN
NOTARY POPULC - STATE OF ILLINOIS
MY COAM SSION EXPIRES:07/10/25

SEND SUBSEQUENT TAX BILLS TO:

Shazad Khan & Zaiba Khan 4441 W. Greenleaf Avenue Lincolnwood, IL 60712

## **UNOFFICIAL COPY**

#### EXHIBIT A LEGAL DESCRIPTION

Lot 31 and Lot 32 and the North 1/2 of vacated alley lying South of and adjoining said Lot 31. The North 1/2 of vacated alley lying South of and adjoining said Lot 32, in Lincoln-Kostner Subdivision of Lot 8 in Clark's Subdivision of the East 1/2 of the Northwest 1/4 and the Southeast 1/4 of the Northtwest 1/4 of Section 34, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clark's Office

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## **UNOFFICIAL COPY**

| THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO: |  |
|----------------------------------------------------------|--|
|                                                          |  |
|                                                          |  |
| A                                                        |  |

# VILLAGE OF LINCOLNWOOD CERTIFICATE OF PAYMENT OF VATER SERVICE CHARGES AND OTHER MONETARY CHARGES OWED THE VILLAGE

The undersigned, Oi ector of Finance or his designee for the Village of Lincolnwood, Cook County, Illinois, certifies that the water service charges, plus penalties for delinquent payments, if any, and other monetary charges owed the Village by the property owner for the following described property have been paid in full as of the date of issuance set forth below.

| Title Holder's Name:                                          | Grandvicty Capital LLC                 |
|---------------------------------------------------------------|----------------------------------------|
| Mailing Address:                                              |                                        |
|                                                               | Lincolnwood 16 60712                   |
| Telephone No.:                                                |                                        |
| Attorney or Agent:                                            |                                        |
| Telephone No.:                                                |                                        |
| Property Address:                                             | 4441 Greenleaf                         |
|                                                               | Lincolnwood, IL 60712                  |
| Property Index Number (PIN):                                  | 10-34-109-006-0000; 10-34-109-007-0000 |
| Water Account Number:                                         | 110640-000                             |
| Date of Issuance:                                             | 06/23/2020                             |
| State of Illinois )<br>County of Cook )                       | VILLAGE OF LINCOLNWOOD                 |
| This instrument was acknowledged by 06/23/2020, by Yanin Cano | Robert Merkel, Finance Director        |
| (Signature of Notary Public)                                  |                                        |

ry Public, State of Illinois Commission Expires October 19, 2020