

# UNOFFICIAL COPY

Doc#: 2026162092 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/17/2020 10:58 AM Pg: 1 of 3

Dec ID 20200601616303  
ST/CO Stamp 1-458-986-720 ST Tax \$274.50 CO Tax \$137.25  
City Stamp 1-727-422-176 City Tax: \$2,882.25

## WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Aaron Giorgi, Esq.  
444 N Michigan, Ste 1200  
Chicago, IL 60611

20018314 G ✓

(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 Cuong Nguyen and Linh Nguyen, Husband and Wife, of 2741 W. Lawrence Ave, #3, Chicago, IL 60625, as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit \* Thi Thuy

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-19-301-031-0000

Property Address: 3528 N Nottingham Ave, Chicago, IL 60634

**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

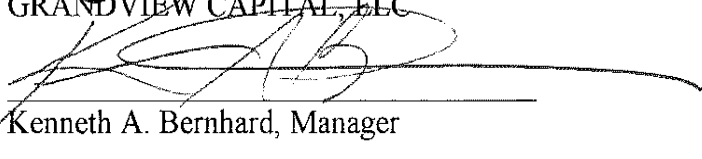
South Elgin, IL 60177

[signature on next page]

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Dated this 1 day of July, 2020.

GRANDVIEW CAPITAL, LLC

  
Kenneth A. Bernhard, Manager

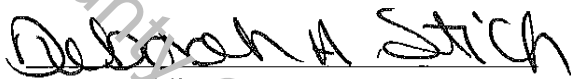
State of Illinois )  
)SS.  
County of Kane )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that 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 1 day of July, 2020.

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:**

Cuong Nguyen & Linh Nguyen  
3528 N Nottingham Ave  
Chicago, IL 60634

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## EXHIBIT A LEGAL DESCRIPTION

LOT 35 IN BLOCK 5 IN H.O. STONE AND COMPANY'S BELMONT AVENUE TERRACE,  
A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION  
19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN  
COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office