

UNOFFICIAL COPY

Doc#: 2027657088 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/02/2020 02:10 PM Pg: 1 of 3

Dec ID 20200601606317
ST/CO Stamp 1-554-899-424 ST Tax \$216.00 CO Tax \$108.00

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Andrew J. Pearson, Esq.
225 W. Wacker Drive, Ste 1600
Mount Prospect, IL 60056

2020/10/02
2001164865V/RO

(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 Valeriu Nedelea and Cristino Nedelea, Husband and Wife of ACUNION HEIGHTS, IL 60004, as Tenants by 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): 03-06-115-003-1074

Property Address: 4063 N. Newport Lane, Arlington Heights, IL 60004

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

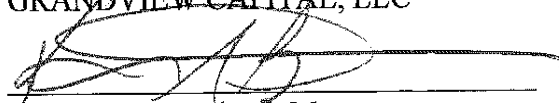
South Elgin, IL 60177

[signature on next page]

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Dated this 21 day of June, 2020.

GRANDVIEW CAPITAL, LLC


Kenneth A. Bernhard, Manager

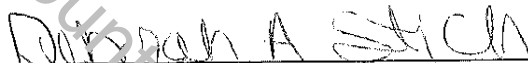
State of Illinois)
)SS.
County of Kane)

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 21 day of June, 2020.

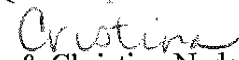
Commission Expires 8/6 2022




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:


Valeriu Nedelea & ~~Christina~~ Nedelea
4063 N. Newport Lane
Arlington Heights, IL 60004

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EXHIBIT A LEGAL DESCRIPTION

Unit 5-3 in the Newport Village Condominiums as delineated on a survey of the following described real estate: Part of Lots 1 through 21 in Newport Village and part of Lot 219 in Tiburon Planned Unit Development Plat both falling in the West 1/2 of the Northwest 1/4 of Section 6, Township 42 North, Range 11 East of the Third Principal Meridian, which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document 86323932 and as amended from time to time, together with its undivided percentage interest in the common elements in Cook County, Illinois.

Property of Cook County Clerk's Office