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Doc#. 2029562475 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 10/21/2020 06:26 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY Dec ID 20200701647582 ST/CO Stamp 1-133-746-656 ST Tax \$205.00 CO Tax \$102.50

City Stamp 0-919-419-360 City Tax: \$2,152.50

MAIL TO AFTER RECORDING:

Luis Martinez, Esq. 41 N. 03rd Street Chicago, IL\60629

CIFU, ESTRADA GVAMAJE

5251 S.) Myss ASOIT Chau = 60638

(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 Cindy & Estrada Gramajo on unawated work of the control of the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 19-08-413-084-0000

Property Address: 5251 South Massasoit Avenue, Chicago, II. 60623

SUBJECT TO: Covenants, conditions and restrictions of record and boilding 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]

Chicago Title - 2002|1336V 10222029562475 Page: 2 of 3

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Dated this \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	2020.
•	CRANDWIEW CARITAL I.I.C.
	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 \(\begin{aligned} \lambda \text{day of } \equiv \text{Quest}, 2020. \)

Commission Expires 20'

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:

Cindy L Estrada Gramajo 5251 South Massasoit Avenue Chicago, IL 60638 2029562475 Page: 3 of 3

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EXHIBIT A LEGAL DESCRIPTION

The North 8 feet of Lot 27 and Lot 28 in Block 14 in Crane Archer Avenue Home Addition to Chicago being a Subdivision of the South East 1/4 North of Archer Avenue in Section 8, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clark's Office