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Doc#: 2033538237 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/30/2020 12:22 PM Pg: 1 of 3

Dec ID 20200901600291
ST/CO Stamp 1-997-630-944 ST Tax \$219.00 CO Tax \$109.50
City Stamp 0-275-066-336 City Tax: \$2,299.50

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Luis C. Martínez, Esq.
4111 W. 63rd Street
Chicago, IL 60629

200268146V
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CTT

(The Above Space for Recorder's Use Only)

THE GRANTOR Grandview Capital, LLC, an Illinois limited liability company, of 36W995 Red Gate Road, St. 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 Everardo Fernandez Morales, a single person of 4901 S. Komensky, Chicago, IL 60632, 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): 19-10-120-053-0000

Property Address: 5022 S. Kilpatrick Avenue, Chicago, IL 60632

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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EXHIBIT A LEGAL DESCRIPTION

Lot 12 in Resubdivision of Lots 1 to 5 inclusive in Block 14; Lots 2, 3, 23, 24 and 25 in Block 15; and Lot 31 in Block 16 in Frederick H. Bartlett's Centerfield, a Subdivision of the West 1/2 of the Northwest 1/4 of Section 10, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office