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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. Martinez, Esq. 4111 W. 63rd Street Chicago, IL 60629

(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. Q 51 PC (P POS OF) 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, JL 60177

[signature on next page]

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Dated this day of September, 2020.

GRANDVÆW 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, reisonally 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 2 day of September, 2020.

Commission Expires <u>\(\frac{1}{2} \)</u>

OFFICIAL SEAL KAREN K WEEDMAN NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:07/16/24

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:

Cont's Office

Everardo Fernandez Morales 5022 S. Kilpatrick Avenue Chicago, IL 60632

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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 Clark's Office