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WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

~~Dan Alie, Esq.~~
~~4848 N. Damen Avenue~~
~~Chicago, IL 60625~~
Aurora Lobont
8727 N Ozanam
Niles, IL 60714

Doc#: 2036333100 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/28/2020 11:51 AM Pg: 1 of 3

Dec ID 20201101650564
ST/CO Stamp 1-762-568-160 ST Tax \$295.00 CO Tax \$147.50

(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 Aurora Lobont, married to Vasile Lobont, of 7805 W. Monroe Street, Niles, IL 60714, 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): 09-24-120-016-0000

Property Address: 8728 N. Ozanam Avenue, Niles, IL 60714

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 19th day of November, 2020.

GRANDVIEW CAPITAL, LLC

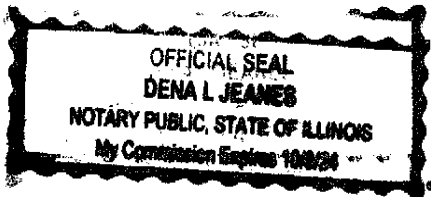
[Handwritten Signature]
Kenneth A. Bernhard, Manager

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 19th day of November, 2020.

Commission Expires _____ 20_____

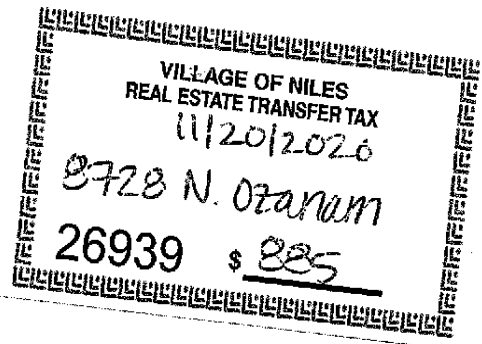


[Handwritten Signature]
Notary Public

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:

Aurora Lobont
8728 N. Ozanam Avenue
Niles, IL 60714



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EXHIBIT A
LEGAL DESCRIPTION

Lot 7 in Block 1 in Crain Gardens being a Subdivision of part of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office