

# UNOFFICIAL COPY

Doc#: 2101504131 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/15/2021 03:26 PM Pg: 1 of 3

Dec ID 20201101673846  
ST/CO Stamp 0-642-158-560 ST Tax \$240.50 CO Tax \$120.25  
City Stamp 1-441-658-848 City Tax: \$2,525.25

## WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Philip Bernstein, Esq.  
180 N. LaSalle #3700  
Chicago, IL 60601

CT 200589136V III

(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 Ivan Vaclav, a married man, 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): 10-31-302-052-0000

Property Address: 6539 N. Neva Avenue, Chicago, IL 60631

**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 5<sup>th</sup> day of December, 2020.

GRANDVIEW CAPITAL, LLC

*[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 5 day of December, 2020.

Commission Expires 8/6 2022



*[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:

Ivan Vaclav  
6539 N. Neva Avenue  
Chicago, IL 60631  
*1539 Wagner Rd  
Grandview, IL 60025*

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## LEGAL DESCRIPTION

Order No.: 20038913GV

For APN/Parcel ID(s): **10-31-302-052-0000**

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LOT 36 AND SOUTH 1/4 OF LOT 37 IN BLOCK 1 IN LINDSTROM AND MALMSTEDT'S ADDITION TO NORWOOD PARK, BEING A SUBDIVISION OF LOTS 9, 10 AND 11 OF FREDERICK EBINGER'S SUBDIVISION OF 67.90 ACRES OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office