### UNOFFICIAL COPY

Doc#. 2102642239 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 01/26/2021 03:05 PM Pg: 1 of 3

Dec ID 20201101665872

ST/CO Stamp 0-152-977-376 ST Tax \$154.00 CO Tax \$77.00

20028783GU 10∫ 5 WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Dionna Reynolds, Esq. 9601-W. 165th Street July 27 Orland Park, IL 60467

(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 60 75 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 Brandy Brackins And Pheasant Lane, Country Club Hills, IL 50 478, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPT ON ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 29-27-411-013-0000

Property Address: 32 Arapaho Drive, Thornton, IL 60476

SUBJECT TO: Covenants, conditions and restrictions of record and out ding 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 day of	becomply 3020.	
	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 sear, this day of Docombu 32020.

Commission Expires 6 0 2027

OFFICIAL SEAL DEBORAH A STICH NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/06/22 Dorman A Still

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:

Brandy Brackins 32 Arapaho Drive Thornton, IL 60476

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#### EXHIBIT A LEGAL DESCRIPTION

Lot 43 in 2nd Unit Toepfer's Thornwood Subdivision, being a Subdivision of part of the East 1/2 of the Southeast 1/4 of Section 27, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clark's Office