#### **UNOFFICIAL COPY**

20038256GV (1/2)JS

# WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Esperanza Rivera-Valenzuela, Esq. 6418 W. Ogden Avenue Berwyn, J. 69402 Doc#. 2103907096 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/08/2021 08:00 AM Pg: 1 of 5

Dec ID 20201201687462

ST/CO Stamp 1-453-121-552 ST Tax \$202.00 CO Tax \$101.00

City Stamp 1-295-974-416 City Tax: \$2,121.00

(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 Carlos A. Angulo Aran by 8, WYNGUTIED MAND, of 3552 W. 66th Street, Chicago, IL 60629, 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): 19-34-208-062-0000

Property Address: 8118 South Tripp Avenue, Chicago, IL 60652

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 \( \frac{1}{20} \) day of \( \frac{1}{20} \) (0 \( \frac{1}{20} \) (0.	
	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 sea, this \(\frac{1}{2}\) day of \(\frac{1}{2}\) (100 \(\frac{1}{2}\)) (2020.

Commission Expires 2022

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

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:

Carlos A. Agulo Arambula 8118 South Tripp Avenue Chicago, IL 60652

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#### EXHIBIT A LEGAL DESCRIPTION

Lot 122 in 1st Addition to Crestline Highlands, a Subdivision of part of the North East Quarter of Section 34, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clark's Office

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1,515.00

11-Jan-2021

606.00 2,121.00 \* 1-295-974-416

\* Total does not include any applicable penalty or interest due.

PEAL ESTATE TRANSFER TAX
CHICAGO:
CT
Total does not include ar
Total does not include ar

2103907096 Page: 5 of 5

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101.00 202.00 303.00 11-Jan-2021 20201201687462 | 1-453-121-552 RELESTATE TRANSFER TAX

RELESTATE TRANSFER TAX

19:34-208-062-0000