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Karen A. Yarbrough
Cook County Clerk
Date: 04/26/2021 01:40 PM Pg: 1 of 3

Dec ID 20210301667219
ST/CO Stamp 0-767-192-592 ST Tax \$230.00 CO Tax \$115.00

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Niko Maniakouras, Esq.
7808 W. College Drive
Palos Heights, IL 60463

104 Chicago Title
210067551-0
Bw 101 10F2

(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 John Coughlan and Jennifer Kwak, married man and married woman of 8632 W. 144th Street, Orland Park, IL 60462, as Tenants in Common, 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): 24-32-206-020-0000

Property Address: 13010 Monitor Avenue, Palos Heights, IL 60463

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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EXHIBIT A
LEGAL DESCRIPTION

Lot 28 in Robert Bartlett's Navajo Gardens Subdivision of the West 1/2 of the Northeast 1/4 of Section 32, Township 37 North, Range 13, East of the Third Principal Meridian, according to the Plat recorded May 16, 1946 as Document 13796068, in Cook County, Illinois.

Property of Cook County Clerk's Office