UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

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

104 Chicago Title 210067551-0 p. W 16FZ Doc#. 2111601438 Fee: \$98.00

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

(The Above Space for Recorder's Use Only)

THE GRANTOR Grandview Carital, 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 Journfer Kwak, amarica mandaud amarica warring of 8632 W. 144th Street, Orland Park, IL 60462, as Transfer Kwak, amarica warring warring to 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 60465

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 Cleans.

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]

UNOFFICIAL COPY

Dated this day of CO., 2021.

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 scal, this day of 1000 2021.

Commission Expires 8 6 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:

John Coughlan & Jennifer Kwak 13010 Monitor Avenue Palos Heights, IL 60463

UNOFFICIAL COPY

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