

UNOFFICIAL COPY

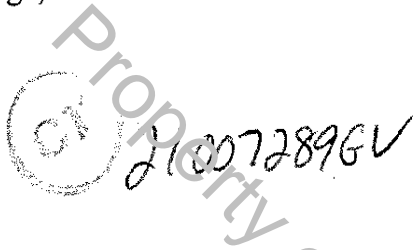
Doc# 2112601080 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/06/2021 12:19 PM Pg: 1 of 3

Dec ID 20210401696003
ST/CO Stamp 0-410-193-424 ST Tax \$440.00 CO Tax \$220.00

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Joseph Nery, Esq.
4258 W. 63rd Street
Chicago, IL 60629



(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 Geraldo Rodriguez, Married to Rosayela Rodriguez of 4213 W. Kamerling, 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): 08-09-404-013-0000

Property Address: 1627 South Surrey Ridge Drive, Arlington Heights, IL 60005

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

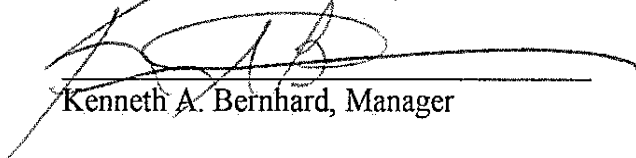
South Elgin, IL 60177

[signature on next page]

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Dated this 6th day of April, 2021.

GRANDVIEW CAPITAL, LLC


Kenneth A. Bernhard, Manager

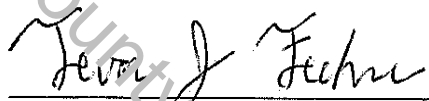
State of Illinois)
)SS.
County of Kane)

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 seal, this 6th day of April, 2021.

Commission Expires July 17 2023




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:

Geraldo Rodriguez
1627 South Surrey Ridge Drive
Arlington Heights, IL 60005

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EXHIBIT A LEGAL DESCRIPTION

Lot 13 in Surrey Ridge, being a Resubdivision in the Southeast Quarter of Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office