

UNOFFICIAL COPY

Doc#: 2114104287 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/21/2021 08:59 AM Pg: 1 of 3

Dec ID 20210401614608
ST/CO Stamp 0-429-410-576 ST Tax \$310.00 CO Tax \$155.00

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Matthew J. Swank, Esq.
104 N. Oak Park Avenue #200
Oak Park, IL 60301

(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 Maria G. Medina, unmarried, of 650 Waukegan Road, #401, Glenview, IL 60025, 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): 04-02-100-022-1053

Property Address: 1175 Lake Cook Road #^{209w}, Northbrook, IL 60062

Chicago Title

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]

UNOFFICIAL COPY

Dated this 12th day of May, 2021.

GRANDVIEW CAPITAL, LLC

[Signature]
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 12th day of May, 2021.

Commission Expires 10/6 2024



[Signature]
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

REAL ESTATE TRANSFER TAX		18-May-2021
	COUNTY:	155.0
	ILLINOIS:	310.0
	TOTAL:	465.0
04-02-100-022-1053 20210401614608 0-429-410-571		

SEND SUBSEQUENT TAX BILLS TO:

Maria G. Medina
1175 Lake Cook Road #209
Northbrook, IL 60062

UNOFFICIAL COPY



LEGAL DESCRIPTION

Order No.: 21010831GV

For APN/Parcel ID(s): 04-02-100-022-1053

UNIT NUMBER 209W IN NORTHBROOK COUNTRY CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE PARCEL OF REAL ESTATE DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 14.976 ACRES THEREOF AND NORTH OF THE SOUTH 15 ACRES OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2 LYING WEST OF THE EAST 14.97 ACRES THEREOF;

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO CONDOMINIUM DECLARATION RECORDED WITH THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 25054981, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THE EXCLUSIVE USE FOR PARKING PURPOSES THAT LIMITED COMMON ELEMENT DELINEATED AS PARKING SPACE NUMBERS 14 AND 19 ON AFORESAID SURVEY IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office