

103
210108496WLS

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Doc# 2116107018 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/10/2021 05:18 AM Pg: 1 of 3

TRUSTEE'S DEED

This indenture, Made this 26 day of May, 2021, between LYNDA D. THOMPSON, as trustee of the Lynda D. Thompson Living Trust dated September 16, 2013, the party of the first part, and GRANDVIEW CAPITAL, LLC, an Illinois Limited Liability Company, the party of the second part.

Dec ID 20210501641676
ST/CO Stamp 1-863-481-616 ST Tax \$235.00 CO Tax \$117.50

(The Above Space For Recorder's Use Only)

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant and convey unto said party of the second part the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

PIN: 03-25-408-001-0000

(all in COOK County, Illinois; and commonly known as 1015 Moki Lane, Mount Prospect, Illinois 60056)

to have and to hold the same forever.

This Deed is subject to:

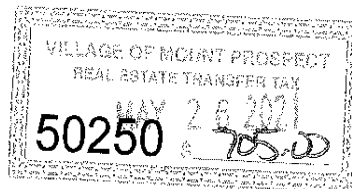
- (a) Real estate taxes for 2020 and thereafter not yet due and payable;
- (b) Zoning and building laws and ordinances, and other ordinances of record;
- (c) Easements, agreements, conditions, covenants and restrictions of record;
- (d) Encroachments, if any;
- (e) Acts of GRANTEE;

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused his/her signature to be hereto affixed, and has caused his/her name to be signed to these presents the day and year first above written.

 (SEAL)
LYNDA D. THOMPSON
Trustee

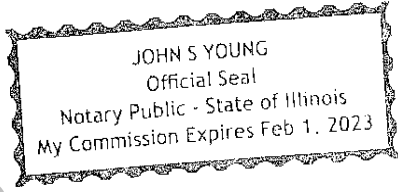
_____ (SEAL)



UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LYNDA D. THOMPSON, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 24 day of May, 2021.



[Handwritten Signature]

NOTARY PUBLIC

Prepared by John S. Young, Attorney at Law, 900 E. NW Hwy., Mt. Prospect, Illinois 60056.

MAIL TO:

*Karsten Goebel
2000 McDonald St 200
South Elgin, IL 60177*

SEND SUBSEQUENT TAX BILLS TO:

*Grandview Capital, LLC
316W955 Red COOK RD.
St. Charles, IL 60179*

~~Exempt Under Provisions of
Paragraph , Section 4,
Real Estate Transfer Act
Date: _____~~

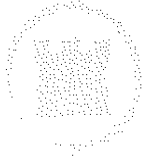
~~Signature: _____~~

LEGAL DESCRIPTION

LOT FORTY-FOUR (44) IN RESUBDIVISION OF LOTS 1 TO 121 INCLUSIVE, IN FOREST MANOR UNIT NUMBER 1, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 29, 1962, AS DOCUMENT NUMBER 2041685.

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CHICAGO TITLE
COMPANY

EXHIBIT A

Order No.: 21010849GV

For APN/Parcel ID(s): 03-25-408-001-0000

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Property of Cook County Clerk's Office