

# UNOFFICIAL COPY

Doc#. 2119404094 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/13/2021 06:56 AM Pg: 1 of 3

Dec ID 20210501638176  
ST/CO Stamp 0-862-991-632 ST Tax \$244.00 CO Tax \$122.00

## WARRANTY DEED ILLINOIS STATUTORY

~~MAIL TO AFTER RECORDING:~~

~~Susan L. Walters, Esq.  
444 N. IL Route 31, Suite 100  
Crystal Lake, IL 60012~~

CT

210105546V 1/2

(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 Ivaylo Baev and Ljiljana Novakovic, HUSBAND + WIFE, of 965 Charlela Lane, Unit 309, Elk Grove Village, IL 60007, as TENANCY BY THE ENTIRETY, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: NOT AS JOINT TENANTS

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 07-20-313-018-0000

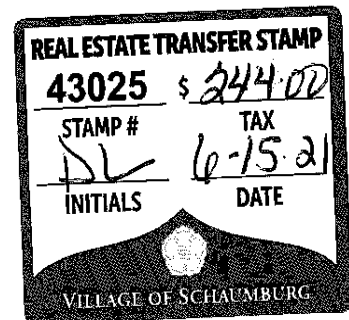
Property Address: 30 Wareham Lane, Schaumburg, IL 60193

**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

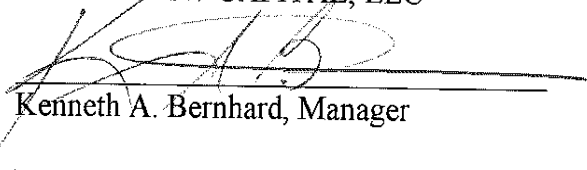
[signature on next page]



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Dated this 15<sup>th</sup> day of June, 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 15<sup>th</sup> day of June, 2021.

Commission Expires 7-10 2021

  
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

MAIL TO AFTER RECORDING:  
SEND SUBSEQUENT TAX BILLS TO:

Ivaylo Baev & Ljiljana Novakovic  
30 Wareham Lane  
Schaumburg, IL 60193

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**EXHIBIT A  
LEGAL DESCRIPTION**

Lot 65 in Weathersfield Unit No. 2, being a Subdivision of the Southwest 1/4 of Section 20, Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded July 6, 1959 as Document No. 17587718, in Cook County, Illinois.

Property of Cook County Clerk's Office