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(13)

Doc#: 2120318044 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/22/2021 05:43 AM Pg: 1 of 2

WARRANTY DEED

AFTER RECORDING MAIL TO:

Ryne Vittug
Ariano Hardy Ritt Nyuli Richmond Lytle &
Goettel P.C
2000 McDonald Road
Suite 200
South Elgin, IL 60177

Dec ID 20210601677036
ST/CO Stamp 0-538-848-528 ST Tax \$285.00 CO Tax \$142.50

MAIL REAL ESTATE TAX BILL TO:

Grandview Capital, LLC, an Illinois
Limited Liability Company
209 Anthony Road *36W995 Red Gate Rd.*
~~Buffalo Grove, IL 60089~~ *St. Charles, IL 60175*

THE GRANTOR(S): Sara J. Majors and Steven C. Silverman, a married couple, of 209 Anthony Road, the Village of Buffalo Grove, State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Grandview Capital, LLC, an Illinois Limited Liability Company, of *36W995 Red Gate Rd, St. Charles, IL 60175*, to have and to hold the following described real estate situated in the County of Lake in the State of Illinois, to wit:

LOT 198 IN CAMBRIDGE COUNTRYSIDE UNIT 5, BEING A SUBDIVISION OF THE NORTH HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 28, 1967, AS DOCUMENT 2321758, IN COOK COUNTY, ILLINOIS.

Commonly known as: 209 Anthony Road, Buffalo Grove, IL 60089
PIN: 03-09-114-004-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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DATED this 21 day of June, 2021.

Sara J. Majors
Sara J. Majors

Steven C. Silverman
Steven C. Silverman

STATE OF Illinois)
)SS
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Sara J. Majors and Steven C. Silverman**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 21 day of June, 2021.

Kimberly A. Pearson
Notary Public

NAME AND ADDRESS OF PREPARER:
Andrew Pearson
AJP Law Firm, LLC
411 E. Business Center Drive, Suite 108
Mount Prospect, IL 60056

