

UNOFFICIAL COPY

Doc#: 2120804279 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2021 10:19 AM Pg: 1 of 3

Dec ID 20210601674303
ST/CO Stamp 0-690-948-880 ST Tax \$321.50 CO Tax \$160.75

WARRANTY DEED
ILLINOIS STATUTORY
TENANTS BY ENTIRETY
MAIL TO AFTER RECORDING:

Finn Law, Ltd
33 W. Higgins Road, #4010
South Barrington, IL 60010



1 of 2
21014416AUELDX

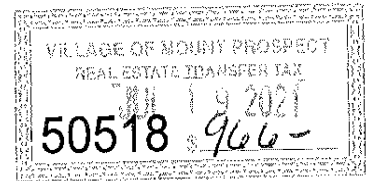
(The Above Space for Recorder's Use Only)

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 Sudarshan Pandey and Alexandra Klitz, husband and wife, of 606 Carroll Square, Unit 2E, Elk Grove Village, IL 60007, as tenants by entirety, 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): 03-25-408-001-0000

Property Address: 1015 N. Moki Lane, Mount Prospect, IL 60056



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.

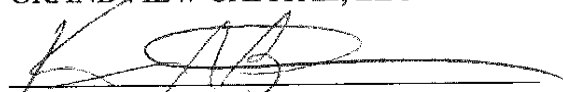
Prepared by:
Karrsten Goettel, Esq.
Ariano Hardy Ritt
2000 McDonald Road, Ste 200
South Elgin, IL 60177

[signature on next page]

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Dated this 25th day of June, 2021.

GRANDVIEW CAPITAL, LLC

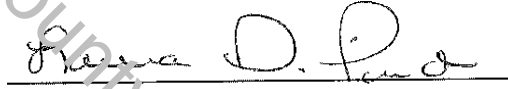

Kenneth A. Bernhard, Manager

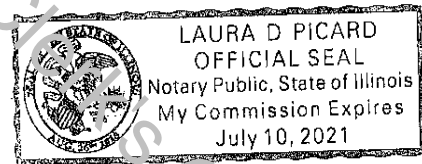
State of Illinois)
)SS.
County of Kane)

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 25th day of June, 2021.

Commission Expires July 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

SEND SUBSEQUENT TAX BILLS TO:

Sudarshan Pandey & Alexandra Klitz
1015 N. Moki Lane
Mount Prospect, IL 60056

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EXHIBIT A LEGAL DESCRIPTION

Lot Fourty-Four (44) in Resubdivision of Lots 1 and 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.

Property of Cook County Clerk's Office