

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Chicago Title

2101182260
New MM 20F4



Doc# 2121006038 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/29/2021 11:20 AM PG: 1 OF 3

(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 Lux Family Realty, LLC, an Illinois limited liability company, of 2249 Queensbridge Drive, Lynwood, IL 60412, 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): 20-32-111-025-0000

Property Address: 8024 S. Loomis Blvd., Chicago, IL 60620

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 26 day of July, 2021.

GRANDVIEW CAPITAL, LLC

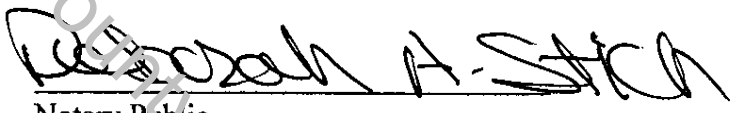

Kenneth A. Bernhard, Manager

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.

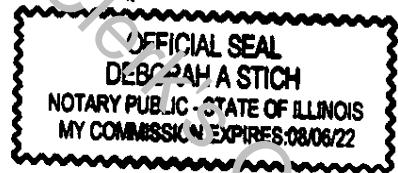
Given under my hand and official seal, this 26 day of July, 2021.


Commission Expires 8/6 2022


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		27-Jul-2021
	CHICAGO:	975.00
	CTA:	390.00
	TOTAL:	1,365.00 *

SEND SUBSEQUENT TAX BILLS TO:

20-32-111-025-0000 | 20210501625255 | 0-306-129-680
* Total does not include any applicable penalty or interest due.

Lux Family Realty
2249 Queensbridge Drive
Lynwood, IL 60411

REAL ESTATE TRANSFER TAX		27-Jul-2021
 	COUNTY:	65.00
	ILLINOIS:	130.00
	TOTAL:	195.00

20-32-111-025-0000 | 20210501625255 | 0-123-513-614

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EXHIBIT A LEGAL DESCRIPTION

Lot 8 in Block 14 in First Addition to Auburn Highlands, being Harts Subdivision of Blocks 11 and 12, and the East Half of Blocks 3, 6 and 10 in the Circuit Court Partition of the North West Quarter of Section 32, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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