

# UNOFFICIAL COPY

Doc# 2129306061 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/20/2021 09:23 AM Pg: 1 of 4

Dec ID 20211001602344  
ST/CO Stamp 0-076-019-856 ST Tax \$105.00 CO Tax \$52.50

## WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Klunk Law - John Klunk, Esq.  
916 S. State Street  
Lockport, IL 60441

21 047287 6V

(The Above Space for Recorder's Use Only)

THE GRANTOR Grandview Capital, LLC, an Illinois limited liability company, of 36W995 Red Gate Road, St. 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 Evolution Property Investments, LLC, an Illinois limited liability company, of 932 Knollside, New Lenox, IL 60451, 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): 22-30-201-021-0000

Property Address: 16350 New Avenue, Lemont, IL 60439

**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

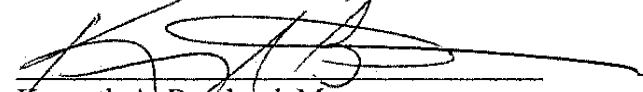
South Elgin, IL 60177

[signature on next page]

# UNOFFICIAL COPY

Dated this 18 day of October, 2021.

GRANDVIEW CAPITAL, LLC

  
Kenneth A. Bernhard, Manager

State of Illinois                   )  
  )SS.  
County of Kane                    )

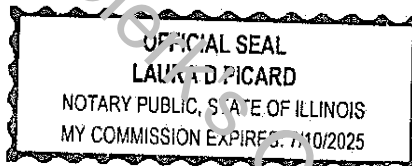
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kenneth A. Bernhard, Manager of Grandview Capital, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared 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 18 day of October, 2021.

Commission Expires 7-10 2025

  
\_\_\_\_\_  
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:

Evolution Property Investments, LLC  
932 Knollside Road  
New Lenox, IL 60451

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

THE SOUTHWEST 75 FEET OF LOT 4 AS MEASURED ALONG OR PARALLEL TO THE NORTH LINE OF SAID LOT 4 (EXCEPT THE SOUTHWESTERLY 35 FEET THEREOF AS MEASURED ALONG OR PARALLEL TO THE NORTH LINE OF SAID LOT 4 AND EXCEPT THAT PART OF LOT 4 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 4, 35 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHERLY 84 DEGREES, 02 MINUTES, 55 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 212.01 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE EASTERLY ALONG SAID SOUTH LINE 24.50 FEET; THENCE NORTHERLY 203.21 FEET TO THE POINT OF BEGINNING) IN OWNER'S SUBDIVISION OF THAT PART OF LOT 8, COUNTY CLERK'S DIVISION OF SECTION 19, AND LOTS 18, 19, 20 AND 22 LYING SOUTH OF THE NORTH 60 FEET OF SAID LOTS KNOWN AND DESCRIBED AS NEW VENUE, AND THAT PART OF LOTS 17 AND 23 NORTH OF HIGHWAY IN COUNTY CLERK'S DIVISION OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF LOT 4 OF OWNER'S SUBDIVISION OF THAT PART OF LOT 8, COUNTY CLERK'S DIVISION OF SECTION 19 AND LOTS 18, 19, 20 AND 22 LYING SOUTH OF THE NORTH 60 FEET OF SAID LOTS, KNOWN AND DESCRIBED AS NEW AVENUE AND THAT PART OF LOTS 17 AND 23 NORTH OF HIGHWAY IN COUNTY CLERK'S DIVISION OF SECTION 30 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 4, 75 FEET FOR THE POINT OF BEGINNING, THENCE SOUTHERLY AT AN ANGLE OF 84 DEGREES, 07 MINUTES, 55 SECONDS MEASURED COUNTER-CLOCKWISE FROM THE LAST DESCRIBED COURSE, 198.30 FEET TO THE SOUTH LINE OF SAID LOT 4, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 4, 22 FEET; THENCE NORTHERLY 190.35 FEET TO THE POINT OF BEGINNING, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF Illinois

Escrow No.: 21024287GV

COUNTY OF Kane

Grandview Capital, LLC, being duly sworn on oath, states that he resides at 36W995 REDGATE RD, Saint Charles, IL 60175. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
  3. The divisions of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
  4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
  5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
  6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
  7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
  8. Conveyances made to correct descriptions in prior conveyances.
  9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Grandview Capital, LLC

BY: [Signature]

STATE OF Illinois

COUNTY OF Kane

Subscribed and sworn to before me this 10 of Oct, 2021.

[Signature]  
Notary Public

