

UNOFFICIAL COPY

Doc#: 2130742149 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/03/2021 02:39 PM Pg: 1 of 3

Dec ID 20211001604644
ST/CO Stamp 1-821-471-888 ST Tax \$165.00 CO Tax \$82.50

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Kadza Law, P.C.
17112 S. Oak Park Avenue
Tinley Park, IL 60477

Property of
210105876

(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 Ramzi Abdulhadi and Ashley Abdulhadi, Husband and Wife, of RA 596 576 Tanglewood Road, Matteson, IL 60443, as Tenant by the 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"

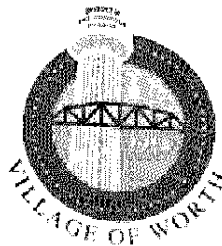
Permanent Index Number(s): 23-24-214-006-0000 and 23-24-214-007-0000

Property Address: 7223 W. 113th Place, Worth, IL 60482

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



Village of Worth


Cook County, IL
All Fines Paid in Full

23-24-214-006-0000
23-24-214-007-0000
10/26/2021

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Dated this 13 day of October, 2021.

GRANDVIEW CAPITAL, LLC


Kenneth A. Bernhard, Manager

State of Illinois)


)SS.

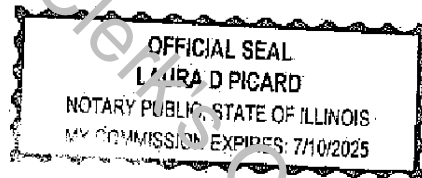
County of Kane)

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 13 day of October, 2021.

Commission Expires 7-10 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

SEND SUBSEQUENT TAX BILLS TO:

Ramzi Abdulhadi & Ashley Abdulhadi
7223 W. 113th Place
Worth, IL 60482

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EXHIBIT A

LEGAL DESCRIPTION

Lots 211 and 212 in Arthur Dunas Harlem Avenue Addition, a Subdivision of the Northeast 1/4 of Section 24, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office