## UNOFFICIAL COPY



Doc# 2133610031 Fee \$88.00

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

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 12/02/2021 02:44 PM PG: 1 OF 3

### WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

James Erwin, Esq. Erwin Law, LLC 4043 N. Ravenswood Avenue #208 Chicago, IV 60613

(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 Michelle Medina, flor Carriage Hill Dr. Glenview, IL 60025, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: \*an unmarried woman,

#### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-19-334-021-0000

Property Address: 3258 N. Oak Park Avenue, Chicago, IL 60634

SUBJECT TO: Covenants, conditions and restrictions of record and quilding 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 Exercition 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 9	day of, 2021.
	GRANDVIEW CAPITAL, LLC
	400
	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 6 day of \_\_\_\_\_\_\_, 2021.

Commission Expires 7-10 20 25

REAL ESTATE TRANSFER TAX			22-Nov-2021
	Contract of the second	COUNTY:	200.00
		ILLINOIS:	400.00
		TOTAL:	600.00
13-19-334-021-0000		20211001623662	0-782-959-248

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 OFFICIAL SEAL
LAURA D PICARD
NOTARY FURLIC, STATE OF ILLINOIS
MY COMMISSION EXPRES: 7/10/2025

REAL ESTATE TRA	22-Nov-2021	
6	CHICAGO:	3,000.00
	CTA:	1,200.00
	TOTAL:	4,200.00 *

13-19-334-021-0000 20211001623662 1-845-527-184

SEND SUBSEQUENT TAX BILLS TO:

Michelle Medina 3258 N. Oak Park Avenue Chicago, IL 60634

<sup>\*</sup> Total does not include any applicable penalty or interest due.

## **UNOFFICIAL COPY**

#### EXHIBIT A LEGAL DESCRIPTION

LOT FORTY-TWO (42) IN SCHORSCH VILLA, A RESUBDIVISION OF LOTS ONE HUNDRED ELEVEN (111) TO ONE HUNDRED FORTY-FIVE (145) BOTH INCLUSIVE IN HINKAMP AND COMPANY'S BELMONT AVENUE SUBDIVISION, BEING A RESUBDIVISION OF PART OF OLIVER L. WATSON'S BELMONT HEIGHTS ADDITION TO CHICAGO, IN THE SOUTH EAST QUARTER (1/4) OF SECTION NINETEEN (19), TOWNSHIP

FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS TWENTY-SIX (26) TO FORTY (40) IN BLOCK ONE (1) AND LOTS ONE (1) TO TWENTY (20) IN BLOCK TWO (2) IN THE RESUBDIVISION OF BLOCKS ONE (1) AND TWO (2) IN WELDON J. COBB'S ADDITION TO MT. CLARE, BEING A SUEDIVISION OF THE EAST THREE HUNDRED THIRTY (330) FEET OF THE SOUTH EAST

QUARTER (1/4) OF 1/1/2 SOUTH WEST QUARTER (1/4) OF SECTION NINETEEN (19), TOWNSHIP 40 NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.