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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, IL 60613

CT 21023847GV 1 of 2

(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, *of 600 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 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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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 SUBDIVISION OF THE EAST THREE HUNDRED THIRTY (330) FEET OF THE SOUTH EAST

QUARTER (1/4) OF THE 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.