

# UNOFFICIAL COPY

Doc#: 2208421279 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/25/2022 01:09 PM Pg: 1 of 3

Dec ID 20220201620860  
ST/CO Stamp 0-470-195-600 ST Tax \$215.00 CO Tax \$107.50  
City Stamp 0-912-366-992 City Tax: \$2,257.50

## WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

~~Beth Mann, Esq.  
15127 3rd Avenue, Suite F  
Orland Park, IL 60462~~

O'Neal Realty Construction Management  
6137 S. University Ste #1067  
Chicago, IL 60657

(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 O'Neal Realty Construction Management, LLC of 6137 S. University, Suite 1067, Chicago, IL 60657, 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): 19-36-408-044-0000

Property Address: 2711 W. 84th Place, Chicago, IL 60652

220013146V  
10/2  
Chicago Title

**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 51 (EXCEPT THE EAST 16 FEET THEREOF) AND THE EAST 21 FEET OF LOT 52 IN HARRY M. QUINN MEMORIAL ADDITION TO BEVERLY, UNIT NO. 1, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office