## **UNOFFICIAL COPY**

WARRANTY DEED
ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

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

Oneal Tealty Construction Management 6137 S. University Ste#1067 Chicago, IL 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

(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 601/5 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 60037, 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

CZCOBIGEV 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 Exempt or. 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]

2208421279 Page: 2 of 3

### **UNOFFICIAL COPY**

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 sea inis 1d day of February, 2022.

Commission Expires 1.10 20,26

Dated this 14 day of February, 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 OFFICIAL SEAL
LAURA D PICAPD
NOTARY PUBLIC, STATE OF LLINOIS
MY COMMISSION EXPIRES: 7,107,025

SEND SUBSEQUENT TAX BILLS TO:

O'Neal Realty Construction 6137 S. University Suite 1067 Chicago, IL 60637

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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 Clark's Office