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Doc#: 2210228246 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/12/2022 01:21 PM Pg: 1 of 3

Dec ID 20220401671493
ST/CO Stamp 1-940-206-480 ST Tax \$114.00 CO Tax \$57.00
City Stamp 0-552-588-176 City Tax: \$1,197.00

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Karrsten Goettel, Esq.
ARIANO HARDY RITT
2000 McDonald Road, Ste 200
South Elgin, IL 60177-3324

(The Above Space for Recorder's Use Only)

THE GRANTOR Evergreen Group, LLC, an Illinois limited liability company of 955 Whitehall Drive, Buffalo Grove, IL 60089 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 Grandview Capital, LLC, an Illinois limited liability company, of 36W995 Red Gate Road, St. Charles, IL 60174 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): 11-32-106-033-1010

Property Address: 1364 West Greenleaf Avenue, Apt 1S, Chicago IL 60626

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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Dated this 7th day of April, 2022.

EVERGREEN GROUP, LLC

Anthony Vepirinsky

By: Anthony Vepirinsky as
Member/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 *Anthony Vepirinsky, MGR/MGR* of Evergreen Group, 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 7 day of April, 2022.

Commission Expires _____ 20 _____



[Signature]
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:

Grandview Capital, LLC
36W995 Red Gate Road
St. Charles, IL 60175

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**EXHIBIT A
LEGAL DESCRIPTION**

UNIT 1364-1S IN THE GROVE AT GREENLEAF CONDOMINIUM, AS DELINEATED ON A SURVEY WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 25, 2006 AS DOCUMENT NUMBER 0629815088; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office