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WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2214607496 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/26/2022 01:40 PM Pg: 1 of 3

Dec ID 20220501614318
ST/CO Stamp 1-559-707-536 ST Tax \$420.00 CO Tax \$210.00
City Stamp 1-562-853-264 City Tax: \$4,410.00

220042906V

1/3

THE GRANTOR(S) Richard A. Jamrozy, a single person, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Grandview Capital LLC, an Illinois Limited Liability Company, of the City of St. Charles, County of Kane, State of Illinois all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

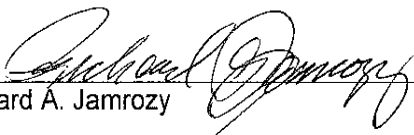
SUBJECT TO: Covenants, conditions, and restrictions of record; Private, public and utility easements and roads and highways; General taxes for the year 2021 and subsequent years

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-17-203-033-0000

Address(es) of Real Estate: 4734 N Central Avenue, Chicago, IL 60630

Dated this 20th day of May, 2022


Richard A. Jamrozy



First American
Title Insurance Company

Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF DUPAGE SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Richard A. Jamrozy, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 20th day of May, 2022 .



Amanda Ley
Notary Public

Prepared by:
Michael J. Lowery
177 N State Street 3rd Floor
Chicago, IL 60601

Mail to:
Ariano Hardy Ritt
2000 McDonald Road
Suite 200
South Elgin, IL 60177-3324

Name and Address of Taxpayer:
Grandview Capital LLC
36W995 RED GATE RD
ST CHARLES, IL 60175

PROPERTY OF COOK COUNTY CLERK'S OFFICE



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CHICAGO TITLE
COMPANY

EXHIBIT A

Order No.: 22004290GV

For APN/Parcel ID(s): 13-17-203-033-0000

LOT 1 (EXCEPT THE NORTH 3 FEET THEREOF) IN BLOCK 1 OF L.E. CRANDALL'S LAWRENCE AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office