

WARRANTY DEED

Doc# 2219249106 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/11/2022 11:21 AM Pg: 1 of 2
Dec ID 20220701671813
ST/CO Stamp 0-870-270-032 ST Tax \$45.00 CO Tax \$22.50
City Stamp 1-450-132-560 City Tax: \$472.50

THE GRANTOR(S), REGINALD J. FAIR, SR. and ORA B. FAIR,*as tenants in common, of Cook County, State of Illinois, for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby **CONVEY(S)** and **WARRANT(S)** to GRANDVIEW CAPITAL, LLC, an Illinois Limited Liability Company, the following described Real Estate, situated in the County of COOK State of Illinois, to wit:

* both unmarried people

LEGAL DESCRIPTION: See Attached
ADDRESS OF PROPERTY: 15 E. 99th Place, Chicago, IL 60628
PROPERTY INDEX NUMBERS: 25-10-301-011-0000

SUBJECT ONLY TO THE FOLLOWING, IF ANY: 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.

DATED: July 3, 2022

Reginald J. Fair Sr.
REGINALD J. FAIR, SR.

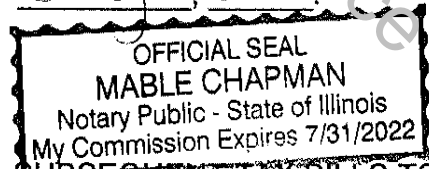
ORA B. Fair
ORA B. FAIR

STATE OF ILLINOIS, COUNTY OF COOK: SS

The undersigned, a Notary Public in State aforesaid, **DOES HEREBY CERTIFY** that REGINALD J. FAIR, SR. and ORA B. FAIR, personally known to me to be the same persons whose names are subscribed to the forgoing 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 waiver of the right of homestead.

Given under my hand and official seal this 3rd day of July, 2022.

Mable Chapman
Notary Public



MAIL RECORDED DEED TO:
Karrsten Goettel
2000 McDonald Rd, Suite 200
South Elgin, IL 60175

MAIL SUBSEQUENT TAX BILLS TO:
Grandview Capital, LLC
36W995 Red Gate Rd.
St. Charles, IL 60175

THIS INSTRUMENT PREPARED BY: Cheri Costa Law LLC, 15255 S. 94th Ave., Ste. 500
Orland Park, Illinois 60462, 708-274-0080

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 22006756GV

For APN/Parcel ID(s): 25-10-301-011-0000

LOT 46 IN BLOCK 3 IN BASS' FIRST ADDITION TO PULLMAN, BEING A SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 33 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office