

UNOFFICIAL COPY



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY

Doc#. 2222733057 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/15/2022 09:50 AM Pg: 1 of 2

Dec ID 20220801607208
ST/CO Stamp 1-538-724-432 ST Tax \$217.00 CO Tax \$108.50

Property of Cook County Clerk's Office

THE GRANTOR, John C. West, divorced and not since remarried of the City of Berwyn, County of Cook, State of Illinois for and in consideration of Ten Dollars And 00/100 in hand paid, CONVEYS and WARRANTS 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:

LOT 31 IN BLOCK 16 IN WALTER G. MONTOSH'S METROPOLITAN ELEVATED SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 LYING NORTH OF THE SOUTH 1271.3 FEET OF THE SOUTH 300 ACRES OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

Covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; and general real estate taxes for the current year and subsequent years.



Permanent Real Estate Index Number(s): 16-19-415-011-0000
Address(es) of Real Estate: 1829 Elmwood Ave., Berwyn, IL 60402

Dated this 11th day of August, 2022.

JOHN C. WEST

220073056V 1083

Chicago Title

REAL ESTATE TRANSFER TAX		11-Aug-2022
	COUNTY:	108.50
	ILLINOIS:	217.00
	TOTAL:	325.50
16-19-415-011-0000 20220801607208 1-538-724-432		

THE CITY OF BERWYN, IL REAL ESTATE TRANSFER TAX
E.L. 8-11-22 \$2170.00
COLLECTION DEPARTMENT

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John C. West, personally known to me to be the same person(s) whose name(s) is 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 11th day of August, 2022



[Signature] (Notary Public)

Prepared By: LJS Law, LLC – Louis Scannicchio
7501 W. Diversey Ave.
Elmwood Park, IL 60707

Mail To:

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

Name & Address of Taxpayer:

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

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