

UNOFFICIAL COPY

WARRANTY DEED

The Grantor, **Barbara Lewis, divorced and not since remarried**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten DOLLARS (\$10.00) in hand paid, CONVEYS and WARRANTS all of her right, title and interest, to **Grandview Capital, LLC, an Illinois limited liability company**, ("Grantee") the following described real estate situated in the County of Cook, State of Illinois, to wit:

Doc#: 2225518293 Fee: \$98.00
 Karen A. Yarbrough
 Cook County Clerk
 Date: 09/12/2022 02:36 PM Pg: 1 of 1

Dec ID 20220801616524
 ST/CO Stamp 1-588-034-128 ST Tax \$230.00 CO Tax \$115.00
 City Stamp 0-625-900-112 City Tax: \$2,415.00

LOT 288 GALEWOOD A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Subject to (i) general real estate taxes not due and payable at the time of closing and subsequent years; (ii) building lines and easements; (iii) zoning and building ordinances; (iv) private, public and utility easements of record; (v) party wall rights and agreements, if any; (vi) covenants, conditions and restrictions of record (none of which provide for reverter) nor prohibit present use of property; and (vii) acts done or suffered by or through Grantee.

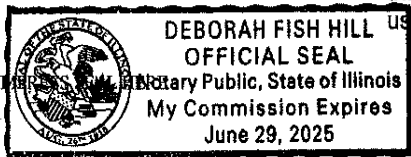
Permanent Real Estate Index Number(s): 13-31-419-026-0000
 Address of Real Estate: 1620 N. Normandy Avenue, Chicago, Illinois 60707

DATED this 8th day of September, 2022

Barbara Lewis
 Barbara Lewis

220076396V
 Chicago Title
 1083

State of Illinois
 County of Cook ss



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Barbara Lewis, 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 acknowledged that she signed, sealed and delivered the said instrument as her 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 8th day of September, 2022

Deborah Fish Hill
 Notary Public

This instrument was prepared by:
 Deborah F. Hill, Esq.
 Hill Law Offices
 401 William Street, #6176
 River Forest, Illinois 60305

Send recorded deed to:
 Kaarsten Goettel
 Taylor J. Spooner
 Ariano Hardy Ritt
 2000 McDonald Road Suite 200
 South Elgin, Illinois 60177-3324

Send subsequent tax bills to:
 Grandview Capital, LLC
 36W995 Red Gate Road
 St. Charles, Illinois 60175

REAL ESTATE TRANSFER TAX	09-Sep-2022
CHICAGO:	1,725.00
CTA:	690.00
TOTAL:	2,415.00 *

REAL ESTATE TRANSFER TAX	09-Sep-2022
COUNTY:	115.00
ILLINOIS:	230.00
TOTAL:	345.00

13-31-419-026-0000 | 20220801616524 | 0-625-900-112

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* Total does not include any applicable penalty or interest due.