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WARRANTY DEED **ILLINOIS STATUTORY**

MAIL TO AFTER RECORDING:

Linda Ball, Esq. 207 N. Walnut Street Itasca, IL 60143

Doc#. 2228455321 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 10/11/2022 03:08 PM Pg: 1 of 3

Dec ID 20220901634158

ST/CO Stamp 0-637-509-200 ST Tax \$65.00 CO Tax \$32.50

(The Above Space for Recorder's Use Only)

1000 M THE GRANTOR Grandview Carital, LLC, an Illinois Limited liability company, of 36W995 Red Gate Road, Saint Charles, IL 60175 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 Massan Kwaku, March ed Women, 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): 32-25-319-018-0000

Property Address: 21813 Peterson Avenue, Sauk Village, IL 60411

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

Chicago Title 22007y361

[signature on next page]

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Dated this day of Oo	ctober, 2022.	
	GRANDYFEY CAPITAL, LLC	
	Kenneth A. Bernhard, 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 Kenneth A. Bernhard, Manager of Grandview Capital, 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 sea', this <u>U</u> day of October, 2022.

Commission Expires Mar 24 20 16

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 MELANIE A GROENWALD Official Seal Notally Public - State of Illingis My Commission Expires Mar 24, 2026

SEND SUBSEQUENT TAX BILLS TO:

Massan Kwaku 21813 Peterson Avenue Sauk Village, IL 60411

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EXHIBIT A LEGAL DESCRIPTION

THE SOUTH 25 FEET OF THE NORTH 55 FEET OF LOT 17 IN BLOCK 10 IN SURREYBROOK 1ST ADDITION BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT RECORDED APRIL 20, 1977 AS DOCUMENT NUMBER 23894175, IN COOK COUNTY, ILLINOIS.

Property or Cook County Clerk's Office