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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

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

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

(The Above Space for Recorder's Use Only)

THE GRANTOR Grandview Capital, 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, Married 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

22007436V

AW

[signature on next page]

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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 of Cook County Clerk's Office