

C.T.I./CY

101
220102366V**WARRANTY DEED
ILLINOIS STATUTORY**

MAIL TO AFTER RECORDING:

Dreyfus Law Group, Esq.
2040 N. Harlem Avenue
Elmwood Park, IL 60707Doc#. 2228628027 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/13/2022 11:08 AM Pg: 1 of 3Dec ID 20221001655727
ST/CO Stamp 1-378-205-264 ST Tax \$65.00 CO Tax \$32.50
City Stamp 1-646-640-720 City Tax: \$682.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Grandview Capital, LLC, an Illinois limited liability company, of 36W995 Red Gate Road, St. 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 Brian Mota, Sing Li, 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): 25-10-301-011-0000

Property Address: 15 E. 99th Pl, Chicago, IL 60628

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

[signature on next page]

REAL ESTATE TRANSFER TAX

12-Oct-2022



COUNTY:	32.50
ILLINOIS:	65.00
TOTAL:	97.50

25-10-301-011-0000

| 20221001655727 | 1-378-205-264

REAL ESTATE TRANSFER TAX

12-Oct-2022



CHICAGO:	487.50
CTA:	195.00
TOTAL:	682.50 *

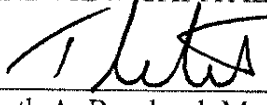
25-10-301-011-0000 | 20221001655727 | 1-646-640-720

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

UNOFFICIAL COPY

Dated this 6 day of October, 2022.

GRANDVIEW 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.

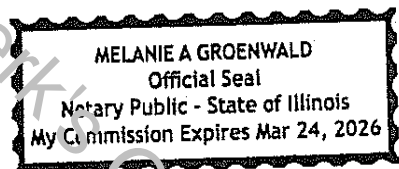
Given under my hand and official seal, this 6 day of October, 2022.

Commission Expires MAR 24 20 26


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



SEND SUBSEQUENT TAX BILLS TO:

Brian Mota
15 E. 99th Pl
Chicago, IL 60628

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

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