

UNOFFICIAL COPY

Doc#: 2232745129 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/23/2022 11:27 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Dec ID 20221101691281
ST/CO Stamp 1-066-706-256 ST Tax \$120.00 CO Tax \$60.00

Chicago Title / RSM
2201064560
(183)

THE GRANTOR(S) Donna Flanagan, a single person, of the Village of Tinley Park, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Grandview Capital, LLC, an Illinois Limited Liability Company, 36 W995 Red Gate Road, 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:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Easements, restrictions, covenants, conditions of record and general taxes for the years 2021, 2022 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 28-30-422-024-0000

Address(es) of Real Estate: 17441 65th Avenue
Tinley Park, Illinois 60477

Dated this 10th day of November, 2022

Donna Flanagan
Donna Flanagan

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 Donna Flanagan, personally known to me to be the same person(s) whose name(s) are 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 10th day of November, 20 22



[Signature]
Notary Public

Prepared by:
James T. Ashack
PO Box 526
Oak Forest, IL 60452

Mail to:
Ariano Hardy Ritt
2000 McDonald Road, Suite 200
South Elgin, Illinois 60177

Name and Address of Taxpayer:

Grandview Capital, LLC
36W995 Red Gate Road
St. Charles, Illinois 60175

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit "A" – Legal Description

LOTS 25 AND 26 IN BLOCK FOUR (4) IN DIAMOND ADDITION TO TINLEY PARK, BEING A SUBDIVISION OF ALL THAT PART OF THE EAST ½ OF THE EAST ½ OF THE SOUTH EAST ¼ (LYING SOUTH OF THE RIGHT-OF-WAY OF THE CHICGO, ROCK ISLAND AND PACIFIC RAILROAD) OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office