

UNOFFICIAL COPY

Doc#: 2303806084 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/07/2023 10:15 AM Pg: 1 of 3

Dec ID 20230101631290
ST/CO Stamp 1-657-804-624 ST Tax \$120.00 CO Tax \$60.00
City Stamp 1-041-635-152 City Tax: \$1,260.00

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Law Office of Victoria Perez, Esq.
4126 N. Lincoln Avenue
Chicago, IL 60618

Heriberto Hernandez-Pacheco
7301 W. Grand St.
Bridgeview, IL
60455

(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 Heriberto Hernandez-P at no, 7301 W. Grand St, Bridgeview, IL, 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): 19-25-121-043-0000

Property Address: 7330 S. Francisco, Chicago, IL 60290

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]

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Dated this 17 day of January, 2023.

GRANDVIEW CAPITAL, LLC




Kenneth A. Bernhard, Manager

State of Illinois)
) SS.
 County of Kane)

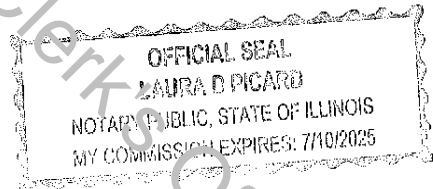
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kenneth A. Bernhard, Manager of Grandview Capital, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared 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 17 day of January, 2023.

Commission Expires 7.10 2025



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:

Heriberto Hernandez-Patino
 7330 S. Francisco
 Chicago, IL 60290
7301 W. Broad St.
Broadview, IL
60477

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EXHIBIT A LEGAL DESCRIPTION

LOT 10 AND THE NORTH 10 FEET OF LOT 11 IN BLOCK 7 IN FIRST ADDITION TO HINKAMP AND COMPANY'S COLUMBUS AVENUE SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office