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Doc#: 2309325027 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/03/2023 09:29 AM Pg: 1 of 3

Dec ID 20230301670301
ST/CO Stamp 1-445-763-280 ST Tax \$275.00 CO Tax \$137.50
City Stamp 1-673-173-200 City Tax: \$2,887.50

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Christian Solares, Esq.
6278 E Riverside Blvd
Loves Park, IL 61111

(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 60115 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 Omar Alba Valdez, A MARRIED MAN, 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): 12-23-414-018-0000

230014656V

Chicago Title 103

Property Address: 3405 North Paris Avenue, Chicago, IL 60634

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

REAL ESTATE TRANSFER TAX		31-Mar-2023
	CHICAGO:	2,062.50
	CTA:	825.00
	TOTAL:	2,887.50 *

12-23-414-018-0000 | 20230301670301 | 1-673-173-200

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

REAL ESTATE TRANSFER TAX		31-Mar-2023
	COUNTY:	137.50
	ILLINOIS:	275.00
	TOTAL:	412.50

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EXHIBIT A LEGAL DESCRIPTION

LOT 13 IN BLOCK 8 IN FUERBORN KLOD'S BELMONT TERRACE, BEING A
SUBDIVISION IN THE SOUTH EAST 1/4 LYING SOUTH OF THE ILB IN SECTION 23,
TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office