## UNOFFICIAL CO

Doc#, 2309325027 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Dec ID 20230301670301

Date: 04/03/2023 09:29 AM Pg: 1 of 3

WARRANTY DEED **ILLINOIS STATUTORY** 

MAIL TO AFTER RECORDING:

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

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

(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 601'5 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 MALLED MAN, the following described real estate situated in the County/of Cook, in the State of Illinois, to wit: TVAN

#### SEE ATTACHED LEGAL DESCRIPT (ON ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 12-23-414-018-0000

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

Chicago Title

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

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

REAL ESTATE	TRANSFER T	AX	31-Mar-2023
		COUNTY:	137.50
	(SEC)	ILLINOIS:	275.00
		TOTAL:	412.50
12-23-414	_018_0000	120230301670301 1 1-4	45-763-280

## **UNOFFICIAL COPY**

Dated this 10 day of 1	March, 2023.	
	GRANDVIEW CAPITAL, LLC	>
	Kenneth A. Bernhard, Manager	
C. CTIT		
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 Kenn eth 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, vis O day of March, 2023.

Commission Expires 7-0 2006

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 OFFICIAL SEAL
LAURAL PICARD
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 7, 10/2025

SEND SUBSEQUENT TAX BILLS TO:

Omar Alba Valdez 3405 North Paris Avenue Chicago, IL 60634

# **UNOFFICIAL COPY**

#### 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 Clark's Office