UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY Doc#. 2309713151 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/07/2023 02:15 PM Pg: 1 of 3

Dec ID 20230301675532

ST/CO Stamp 0-181-205-200 ST Tax \$145.00 CO Tax \$72.50

(I) 2300 9736V 10f L

(The Above Space for Recorder's Use Only)

THE GRANTOR Edith Tamer Overs, a single person, 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 Grandview Capital, LLC, an Illinois Limited Liability Company, of 36W995 Red Gate Road. St Charles, IL 60175, the following described real estate situated in the County of Cook, in the Star of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 02-24-105-025-1094

Property Address: 245 South Park Lane Unit 423, Palaure IL 60074

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

[Signature Page Follows]

UNOFFICIAL COPY

Dated this 27 day of March, 2023.

COUNTY OF

I, the undersigned, a Notary Fublic in and for said County, in the State aforesaid, CERTIFY THAT Edith Tamar Overs per onally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 27 day of www. 2023.

Wotary Public

THIS INSTRUMENT PREPARED BY Drost, Kivlahan, McMahon & O'Connor, LLC 11 S. Dunton Avenue Arlington Heights, IL 60005

AFTER RECORDING MAIL TO:

Karrsten Goettel, AHR 2000 McDonald Road, Ste 200 South Elgin, IL 60177

OFFICIAL SEAL ASMIEY A DEPUE NOTARY PUBLIC - STATE OF ILLINOIS

SEND SUBSEQUENT TAX BILLS

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

2309713151 Page: 3 of 3

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 23001973GV

For APN/Parcel ID(s): 02-24-105-025-1094

PARCEL 1:

UNIT 42? IN THE WILLOW CREEK CONDOMINIUM NO. 1, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: IN THE WILLOW CREEK APARTMENT ADDITION, A RESUBDIVISION OF PART OF WILLOW CREEK SUBDIVISION, A SUBDIVISION OF PART OF THE NORTH IN SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MEFIDIAN, WHICH SURVEY IS ATTACHED TO AND A PART OF THE DECLARATION OF CONDOMINUM OWNERSHIP REGISTERED ON NOVEMBER 12, 1971 AS DOCUMENT NO. LR2592936 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND FGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED JULY 20, 1971 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINO'S ON NOVEMBER 12, 1971 AS DOCUMENT NO. LR2592935 OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED PROPERTY: THE EAST 30 FEET OF LOT 1, AND ALSO THE WEST 30 FEET OF THE EAST 60 FEET OF THE SOUTH 153 FEET OF THE NORTH 316 FEET OF SAID LOT 1 ALL IN WILLOW CREEK APARTMENT ADDITION BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COUNTY, ILLINOIS ON DECEMBER 28, 1970 AS DOCUMENT NO. LR2536651, ALL IN COCK COUNTY, ILLINOIS.