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Karen A. Yarbrough
Cook County Clerk
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Dec ID 20230301681081
ST/CO Stamp 0-477-742-288 ST Tax \$405.00 CO Tax \$202.50

CT
10/23 23001823GV

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Dean Galanopoulos, Esq.
340 Butterfield Road
Suite 1A
Elmhurst, IL 60126
23-081

(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 Jonathan Arana and Taylor Arana, HUSBAND & WIFE, of 2523 N Central Park Ave, Chicago, IL 60647 as TENANTS BY THE ENTIRETY, 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): 12-36-319-066-0000

Property Address: 1732 North 76th Court, Elmwood Park, IL 60707

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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**EXHIBIT A
LEGAL DESCRIPTION**

THE SOUTH 18 FEET OF LOT 5 AND LOT 6 (EXCEPT THE SOUTH 13 FEET THEREOF) IN BLOCK 10 IN MILLS AND SONS THIRD ADDITION TO GREENFIELDS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH WEST 1/4 (EXCEPT THE NORTH 174 FEET AND THE SOUTH 191 FEET THEREOF) OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office