UNOFFICIAL COPY

WARRANTY DEED

MAIL TO AFTER RECORDING:

ILLINOIS STATUTORY

Dean Galanopoulos, Esq. 340 Butterfield Road Suite 1A Elmhurst, IL 60126 23-08 Doc#. 2310713110 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/17/2023 10:23 AM Pg: 1 of 3

Dec ID 20230301681081

ST/CO Stamp 0-477-742-288 ST Tax \$405.00 CO Tax \$202.50

(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 Jonathan Arana and Taylor Arana, Arana, of 2523 N Central Park Ave, Chicago, IL 60647 as The Fall County of Cook, in the State of Illinois, to vit:

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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Dated this _____ day of March, 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 Kerneth A. Bernhard, Manager of Grandview Capital, LLC, an Illinois limited liability company, 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 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 sec1. his 24 day of March, 2023.

Commission Expires 7.10 20 25

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 LAURA D PICARD NOTARY DIBLIC, STATE OF ILLINOIS MY COMMISSION E, PIRES: 7/10/2025

SEND SUBSEQUENT TAX BILLS TO:

Jonathan Arana and Taylor Arana 1732 North 76th Court Elmwood Park, IL 60707

VILLAGE OF ELMWOOD PARK REAL ESTATE TRANSFER TAX

23138 \$ 2025

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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 Clark's Office