UNOFFICIAL COPY

DUL 23004296V WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Nabeck Rantisi, Esq. 2342 N. Danien Ohtdagol N. 19647.

2044 N. 100039

Doc#. 2315028140 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/30/2023 11:55 AM Pg: 1 of 3

Dec ID 20230501624927

ST/CO Stamp 0-392-620-752 ST Tax \$100.00 CO Tax \$50.00

City Stamp 0-009-267-920 City Tax: \$1,050.00

(The Above Space for Recorder's Use Only)

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 25-09-300-025-0000 and 25-39-300-026-0000

Property Address: 9900 South Emerald Avenue, Chicago, IL 6062?

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 Crosing.

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]

Chicago Title Insurance Co 1795 West State Street Geneva, Illinois 60134

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Dated this 24 day of May, 2023.

The state of the s

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 is much 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, this day of May, 2023.

Commission Expires 7-10 2005

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 CEAL
LAURA D. P.CARD
NOTARY PUBLIC, STATE OF ILL NOIS
MY COMMISSION EXPIRES: 1/10/2003

AL ESTATE TRANSFER TAX			26-May-2023
	The state of the s	COUNTY:	50.00
	SIGN	ILLINOIS:	100.00
		TOTAL:	150.00
25-09-300-025-0000		20230501624927	0-392-620-752

REAL ESTATE TRA	26-May-2023	
	CHICAGO:	750.00
# 26A	CTA:	300.00
	TOTAL:	1,050.00 *

25-09-300-025-0000 | 20230501624927 | 0-009-267-920

Total does not include any applicable penalty or interest due.

SEND SUBSEQUENT TAX BILLS TO:

Anastacio Diaz

9980\Sbuth. Amerald Avenue

2004 O CO TO LOCA

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EXHIBIT A LEGAL DESCRIPTION

LOT 1 AND LOT 2 IN BLOCK 24 IN EAST WASHINGTON HEIGHTS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office