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Doc#: 2315028140 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/30/2023 11:55 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

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

MAIL TO AFTER RECORDING:

~~Nabeel Rantisi, Esq.
2342 N. Damen
Chicago, IL 60647~~

Anastacio Diaz
2644 N. Wabasha
Chicago, IL 60634

(The Above Space for Recorder's Use Only)

THE GRANTOR Grandview Capital, LLC, an Illinois limited liability company, of 36W995 Red Gate Road, St. 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 Anastacio Diaz, a married man, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

OF JOHN N. MARMORA, CHICAGO, IL 60634

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

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

Property Address: 9900 South Emerald Avenue, Chicago, IL 60628

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]

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

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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 Clerk's Office