

# UNOFFICIAL COPY

Chicago Title

ILLINOIS STATUTORY  
WARRANTY DEED  
INDIVIDUAL TO LLC

~~RETURN TO~~ AND  
SEND SUBSEQUENT  
TAX BILLS TO:  
GRANDVIEW CAPITAL,  
LLC

36 W 995 Red Gate Rd  
St. Charles, IL 60178

Return to:  
Karr Steh Coe Htl  
2066 Donald Rd  
Suite 200  
South Elgin, IL 60177

Doc#: 2320545140 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/24/2023 11:35 AM Pg: 1 of 9

Dec ID 20230701670335  
ST/CO Stamp 0-471-282-128 ST Tax \$167.00 CO Tax \$83.50  
City Stamp 0-960-016-848 City Tax: \$1,753.50

THE GRANTOR (S), **THOMAS F. EGAN**, married to **Joyce E. Egan**; **PAUL H. EGAN**, divorced and not since remarried; **STEPHEN J. EGAN**, a single person; **PATRICK W. EGAN**, married to **Nancy R. Egan**; **EILEEN M. MORIARTY**, married to **Brian Moriarty**; **ALEX R. KIERUZEL**, a single person; **AMY KIERUZEL**, a single person; AND **NATALIE KIERZUEL**, a single person, Heirs at Law of Devises of **Audrey J. Egan Deceased**, all of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in pursuance of the power of authority vested Convey (s) and Warrant (s) to **GRANDVIEW CAPITAL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, created and existing under and by virtues of the laws of the State of Illinois, having its principal office at **36W995 Red Gate Rd., St. Charles, IL, County of Kane, State of Illinois**, the following described real estate situated in the County of Cook, in the State, of Illinois, to wit:

**LOT 24 IN BEVERLY HOMES BEING A RESUBDIVISION OF PART OF BEVERLY RIDGE SUBDIVISION IN SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Tax No. 24-12-424-019-0000

Property Address: 2536 W 101<sup>st</sup> Pl. Chicago IL 60655

\*The subject premises is non-homestead property as to each of the Grantor's and any respective Grantor spouse.

SUBJECT TO: General real estate taxes for the year 2022 and subsequent years; covenants; conditions, and restrictions of record; building lines and easements, if any; public and utility easements, if any

Thereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

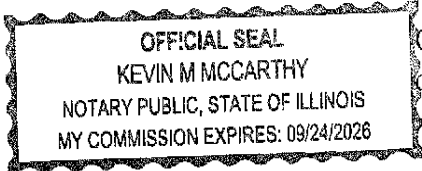
# UNOFFICIAL COPY

Dated this 13<sup>th</sup> day of JULY, 2023

Paul H. Egan  
Paul H. Egan

State of Illinois }  
                                  } SS  
County of Cook }

I, the undersigned, a Notary Public in and for said County and State, aforesaid, DO HEREBY CERTIFY that Paul H. Egan, divorced and not remarried, 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 acknowledged that he signed, sealed and delivered the said instrument as therein mentioned as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



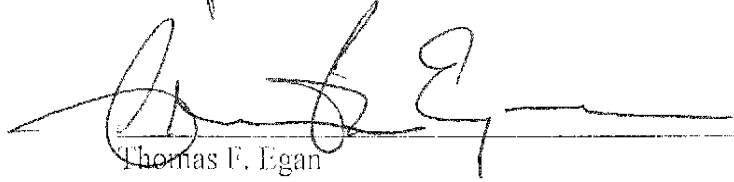
Given under my hand and notarial seal, this 13<sup>th</sup>  
day of JULY, 2023  
Kevin M. McCarthy  
Notary Public

This Instrument prepared by:

Kevin M. McCarthy  
Attorney At Law  
7903 W. 159<sup>th</sup> Street, Suite B  
Tinley Park, IL 60477

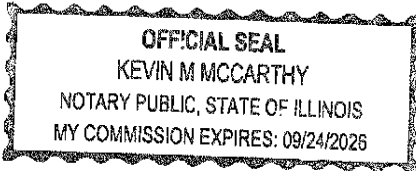
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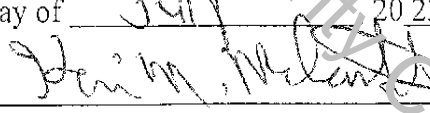
Dated this 14~~th~~ day of July, 2023

  
Thomas F. Egan

State of Illinois }  
                          } SS  
County of Cook }

I, the undersigned, a Notary Public in and for said County and State, aforesaid, DO HEREBY CERTIFY that Thomas F. Egan, married to Joyce E. Egan, 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 acknowledged that he signed, sealed and delivered the said instrument as therein mentioned as his 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 14~~th~~  
day of JULY, 2023  
  
Notary Public

This Instrument prepared by:

Kevin M. McCarthy  
Attorney At Law  
7903 W. 159<sup>th</sup> Street, Suite B  
Tinley Park, IL 60477

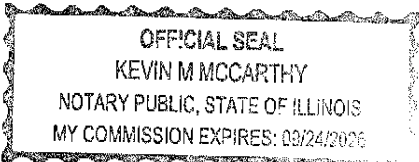
# UNOFFICIAL COPY

Dated this 17<sup>th</sup> day of July, 2023

Natalie Kierzuel  
Natalie Kierzuel

State of Illinois }  
                                  } SS  
County of Cook }

I, the undersigned, a Notary Public in and for said County and State, aforesaid, DO HEREBY CERTIFY that Natalie Kierzuel, a single person, 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 acknowledged that she signed, sealed and delivered the said instrument as therein mentioned as her 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 17<sup>th</sup>  
day of July, 2023  
Kevin M. McCarthy  
Notary Public

This Instrument prepared by:

Kevin M. McCarthy  
Attorney At Law  
7903 W. 159<sup>th</sup> Street, Suite B  
Tinley Park, IL 60477

# UNOFFICIAL COPY

Dated this 14<sup>th</sup> day of July, 2023

Alex R Kieruzel  
Alex R. Kieruzel

State of Illinois }  
                                  } SS  
County of Cook }

I, the undersigned, a Notary Public in and for said County and State, aforesaid, DO HEREBY CERTIFY that Alex R. Kieruzel, a single person, 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 acknowledged that he signed, sealed and delivered the said instrument as therein mentioned as his 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 14<sup>th</sup> day of JULY 2023



Kathleen A Magold  
Notary Public

This Instrument prepared by:  
Kevin M. McCarthy  
Attorney At Law  
7903 W. 159<sup>th</sup> Street, Suite B  
Tinley Park, IL 60477

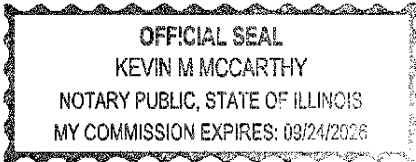
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Dated this 19 day of July, 2023

[Signature]  
Patrick W. Egan

State of Illinois }  
                                  } SS  
County of Cook }

I, the undersigned, a Notary Public in and for said County and State, aforesaid, DO HEREBY CERTIFY that Patrick W. Egan, married to Nancy R. Egan, 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 acknowledged that he signed, sealed and delivered the said instrument as therein mentioned as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



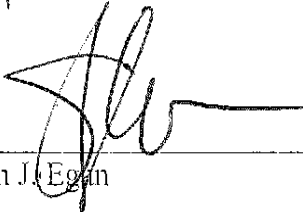
Given under my hand and notarial seal, this 19th day of July, 2023  
[Signature]  
Notary Public

This Instrument prepared by:

Kevin M. McCarthy  
Attorney At Law  
7903 W. 159<sup>th</sup> Street, Suite B  
Tinley Park, IL 60477

# UNOFFICIAL COPY

Dated this 18 day of July, 2023

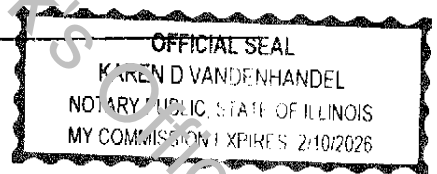
  
\_\_\_\_\_  
Stephen J. Egan

State of Illinois }  
                          } SS  
County of Cook }

I, the undersigned, a Notary Public in and for said County and State, aforesaid, DO HEREBY CERTIFY that Stephen J. Egan, a single person, 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 acknowledged that he signed, sealed and delivered the said instrument as therein mentioned as his 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 18  
day of July, 2023

  
\_\_\_\_\_  
Notary Public



This Instrument prepared by:

Kevin M. McCarthy  
Attorney At Law  
7903 W. 159<sup>th</sup> Street, Suite B  
Tinley Park, IL 60477

# UNOFFICIAL COPY

Dated this 19<sup>th</sup> day of July, 2023

*Eileen M. Moriarty*  
\_\_\_\_\_  
Eileen M. Moriarty

State of Illinois }  
                              } SS  
County of Cook } \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County and State, aforesaid, DO HEREBY CERTIFY that Eileen M. Moriarty, married to Brian Moriarty, 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 acknowledged that she signed, sealed and delivered the said instrument as therein mentioned as her 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 19<sup>th</sup>  
day of Jul, 2023  
*Kevin M. McCarthy*  
\_\_\_\_\_  
Notary Public



This Instrument prepared by:

Kevin M. McCarthy  
Attorney At Law  
7903 W. 159<sup>th</sup> Street, Suite B  
Tinley Park, IL 60477

Property of Cook County Clerk's Office



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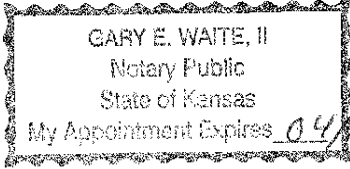
Dated this 19 day of July, 2023

X → Amy Kieruzel  
Amy Kieruzel

State of ~~Illinois~~ Kansas  
SS  
County of ~~Cook~~ Franklin

I, the undersigned, a Notary Public in and for said County and State, aforesaid, DO HEREBY CERTIFY that Amy Kieruzel personally known to me to be the same persons whose names is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she, signed, sealed and delivered the said instrument as Trustee as therein mentioned as her 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 19<sup>th</sup> day of July, 2023



Gary E. Waite, II  
Notary Public

This Instrument prepared by:

Kevin M. McCarthy  
Attorney At Law  
7903 W. 159<sup>th</sup> Street, Suite B  
Tinley Park, IL 60477

Clerk's Office