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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2322213106 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/10/2023 09:04 AM Pg: 1 of 3

Dec ID 20230701674141
ST/CO Stamp 1-649-957-328 ST Tax \$375.00 CO Tax \$187.50

MAIL TO AFTER RECORDING:

Heidi Coleman, Esq.
7301 N. Lincoln #140
Lincolnwood, IL 60712

(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 Jeffrey Dinkha and Sandra Dinkha, husband & wife, of 8244 Knox Avenue, Skokie, IL 60076 as Grantor in Property the following described real estate situated in the County of Cook, in the State of Illinois, to wit: KE. **D.

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 10-16-325-044-0000

Property Address: 8838 Luna Ave, Morton Grove, IL 60053

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 NORTH 2 FEET OF LOT 39, ALL OF LOT 40 AND THE SOUTH 10 FEET OF LOT 41
ALL IN BLOCK 14 IN HIELD AND MARTIN'S DEMPSTER STREET TERMINAL
SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 16 AND
IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 13, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office