UNOFFICIAL COPY

1/2-23005250 GV WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

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

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

(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, has been described. of 8244 Knox Avenue, Skokie, IL 60076 as kindly of Partiefy the following described real estate situated in the County of Cook, in the State of Illinois, to with

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 builting 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 Closics.

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 Δ day of J	(uly, 2023.
	GRANDVIEW-CAPITAL, LLC
	Kenneth A. Bernhard, Manager
	/
State of Illinois	')
)\$\$.
County of Kane)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kenneth 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 sea, this 21 day of July, 2023.

Commission Expires 7-10 20 26

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

NO. 09658 AMOUNT STATE DATE 2723

ADDRESS (VOID IF DIFFERENT FROM DEED)

BY

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 PUBLIC, STATE OF LUMOIS
MY COMMISSION EXPIRES: 7107-025

SEND SUBSEQUENT TAX BILLS TO:

Jeffrey Dinkha and Sandra Dinkha 8838 Luna Ave Morton Grove, IL 60053

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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, ILLIN OIS.

Property of Cook County Clark's Office