

UNOFFICIAL COPY

Doc#: 2324129117 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/29/2023 12:05 PM Pg: 1 of 3

Dec ID 20230801607578
ST/CO Stamp 0-110-466-512 ST Tax \$121.50 CO Tax \$60.75
City Stamp 1-978-832-336 City Tax: \$1,275.75

WARRANTY DEED

AFTER RECORDING MAIL TO:

Karsten Ciochetel
2000 McDonald Rd #200
South Elgin, IL 60177

(Reserved for Recordors Use Only)

MAIL REAL ESTATE TAX BILL TO:

Grandview Capital, LLC
~~4521 N. Central Park Ave., Unit 1E~~
~~Chicago, IL 60625~~

36W 995 Red Gate
Rd, St Charles IL 60175

THE GRANTOR: Jeremy Mangan, Single, of 4521 N. Central Park Ave., Unit 1E, Chicago, IL 60625, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Grandview Capital, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of Illinois and duly authorized to transact business in the State of Illinois, of 36W 995 Red Gate Rd St. Charles, IL 60175, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 4521 N. Central Park Ave., Unit 1E, Chicago, IL 60625
PIN: 13-14-213-033-1011

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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.

Chicago Title Insurance Co.
1795 West State Street
Geneva, Illinois 60134
230056916V

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EXHIBIT A

Order No.: 23005691GV

For APN/Parcel ID(s): 13-14-213-033-1011

UNIT 4521-1E IN THE TERRACES ON CENTRAL PARK CONDOMINIUMS ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

THE NORTH 10 FEET OF LOT 31 AND ALL OF LOTS 32 AND 33 IN BLOCK 4 IN A.R. HILL AND COMPANY'S NORTHWESTERN ELEVATED ROAD ADDITION, BEING A SUBDIVISION BY ALONZO H. HILL OF THE NORTH M OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0513939010 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE P-1 AND STORAGE SPACE SA-13, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0513939010.

Property of Cook County Clerk's Office