UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO:
Karroten Quetel
2000 McDanald Rol #200
South Elgin, IL 120177

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

(Reserved for Recorders Use Only)

WAIL	REAL	. ES I	AIL	IAX	BILL	TO:

Grandview Capital, LLC

4521 N. Central Park Ave., Unit 1E

·Chicago, IL 60625

36W995 Red Gode

Rd, 5+ Charles IL 60175
THE GRANTOR: Jeremy Marigan, SMALL

_, 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, 1. C, an Illinois

___ limited liability

company, created and existing under and by virtue of the laws of

and duly authorized to transact business in the State of Illinois, of 30W95 ROGAR ROLL ST. WILLS 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 E, 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 "ir as and easements, if any, provided they do not interfere with the current use and enjoy:nont of the real estate; and general real estate taxes not due and payable at the time of closing.

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DATED this 24th day of August Mangan STATE OF)SS **COUNTY OF**

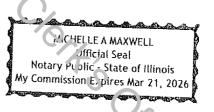
I, the undersigned, a Notriry Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jeremy Mangan, personally known to me to be the same person whose name is subscribed to the foregoir a instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/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 official seal this

Notary Public

NAME AND ADDRESS OF PREPARER:

Alex Volkov Attorney at Law 400 Skokie Blvd., Suite 380 Northbrook, IL 60062



REAL ESTATE TRANSFER TAX

5 Aug-2023 CHICAGO: CTA: TOTAL:

911.25 364.50 1,275.75 *

13-14-213-033-1011 | 20230801607578 | 1-978-832-336

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX





COUNTY: ILLINOIS: TOTAL:

13-14-213-033-1011

20230801607578

2324129117 Page: 3 of 3

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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 MOF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, PANGE 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 TO JETHER 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 0513939(10).