



Doc# 2325541165 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

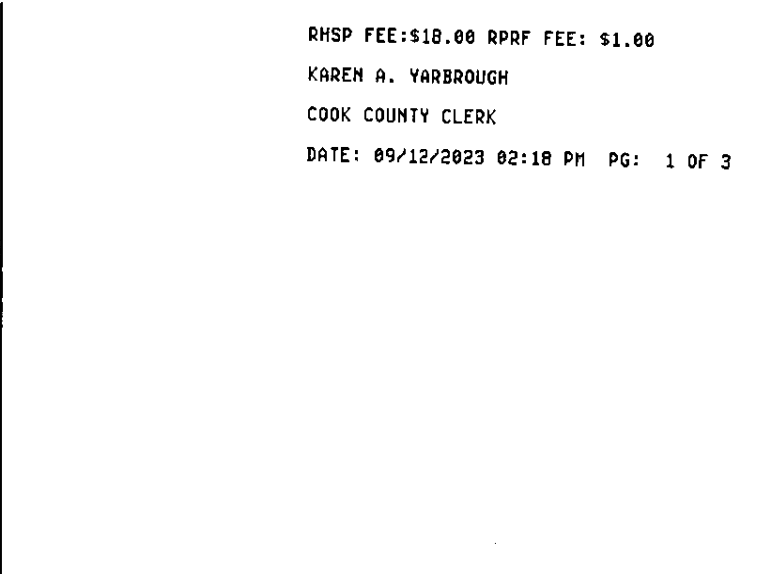
COOK COUNTY CLERK

DATE: 09/12/2023 02:18 PM PG: 1 OF 3

**WARRANTY DEED
ILLINOIS STATUTORY**

MAIL TO AFTER RECORDING:

William Leonard, Esq.
20 South Clark Street
Suite 750
Chicago, IL 60603



(The Above Space for Recorder's Use Only)

THE GRANTOR Grandview Capital, LLC, an Illinois limited liability company, of 36W995 Red Gate Road, St. 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 Bert Defever and Ivette Ramirez, ^{DEFEVER} ~~married couple~~, of 615 South Kennicott Avenue, Arlington Heights, IL 60005 as ~~joint tenants~~ ^{with right of survivorship} the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 08-10-107-013-0000

Property Address: 1100 South Douglas Avenue, Arlington Heights, IL 60005

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]

S Y
P 3
S Y-1
SC
INT JP

Chicago Title

230063806W 1025J

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

LOT 1 IN BLOCK 8 IN FEUERBORN AND KLODE'S ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10 AND PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office