UNOFFICIAL COPY *232554116571*

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, IV 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 roette Ramirez, Defever of 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, IJ 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 Crossing.

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 P S S S S S S S

Chicago Title 2300038060 1025J

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Dated this _____ day of August, 2023.

GRANDVIEW CAPITAL, LLC

Kenneth A. Bernhard, Manager

State of Illinois
)
SS.

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 <u>3</u> day of August, 2023.

Commission Expires 7-10 20 05

Notary Puolic

NAME AND ADDRESS OF PREPARER: Karrsten Goettel, Esq. Ariano Hardy Ritt 2000 McDonald Road, Ste. 200 South Elgin, IL 60177 (847) 695-2400 OFFIC:AL SEAL
LAURA D PIC:ARD
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 7/10 2025

MAIL RECORDED DEED AND SEND SUBSEQUENT TAX BILLS TO:

Bert Defever and Ivette Ramirez-DEFEVER

1100 South Douglas Avenue 615 S. Kennicht Ave

Arlington Heights, IL 60005

AL ESTATE TRANSFER TAX			05-Sep-2023
		COUNTY:	171.50
	SEL	ILLINOIS:	343.00
		TOTAL:	514.50

08-10-107-013-0000 20230801601653 0-017-626-576

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EXHIBIT A LEGAL DESCRIPTION

LOT I 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 Clark's Office