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Doc#: 2326240037 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/19/2023 09:53 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20230801608197
ST/CO Stamp 1-400-069-584 ST Tax \$365.00 CO Tax \$182.50
City Stamp 1-062-428-112 City Tax: \$3,832.50

MAIL TO AFTER RECORDING:

Richard Kim, Esq.
8930 Waukegan Road
Suite 210
Morton Grove, IL 60053

(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 Erfan Patel and Munira Patel, *Munira Patel* of 4937 North Keeler Avenue, Chicago, IL 60630 as ~~joint tenants~~ *joint tenants*, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

A.M.
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-10-416-002-0000

Property Address: 4955 N. Tripp Ave, Chicago, IL 60630

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]

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Dated this 09 day of August, 2023.

GRANDVIEW CAPITAL, LLC

Kenneth A. Bernhard
Kenneth A. Bernhard, Manager

State of Illinois)

)SS.

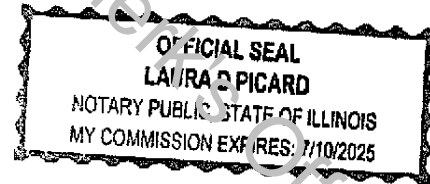
County of Kane)

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 seal this 09 day of August, 2023.

Commission Expires 7-10 2025

Laura D. Picard
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

SEND SUBSEQUENT TAX BILLS TO:

Erfan Patel and Munira Patel
~~4955 N. Tripp Ave~~ *4937 N Keeler Ave*
~~Chicago, IL 60630~~ *Chicago, IL. 60630*

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EXHIBIT A LEGAL DESCRIPTION

LOT 39 IN BLOCK 1 IN THE RAVENSWOOD GOLF CLUB SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office