

UNOFFICIAL COPY

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WARRANTY DEED

Doc#: 2327628073 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/03/2023 11:01 AM Pg: 1 of 2

Dec ID 20230901630905
ST/CO Stamp 2-100-929-488 ST Tax \$265.00 CO Tax \$132.50

THE GRANTOR

Donald E. Kearns a/k/a Donald E. Kearns, Jr., a widower, individually and as surviving spouse of Laura J. Kearns, deceased, of the Village of Elk Grove Village, County of Cook, State of Illinois for and in consideration of Ten (\$10.00) and NO/100 DOLLARS, and other good and valuable considerations in hand paid,

CONVEYS and WARRANTS to
Grandview Capital, LLC, and Illinois Limited Liability Company
36W995 Red Gate Rd
St Charles, IL 60175

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 9 IN THE SUNCREST NORTH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN AND, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 2002 AS DOCUMENT NUMBER 0020812335, IN THE VILLAGE OF STREAMWOOD, IN COOK COUNTY, ILLINOIS

Permanent Tax No.: 06-15-405-025-0000

Property Ref. 406 Glacier Drive, Streamwood, IL 60107

SUBJECT TO: General real estate taxes not due and payable at time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property. hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

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Dated this 21ST day of September, 2023.

Donald E. Kearns, Jr. (SEAL)
Donald E. Kearns a/k/a Donald E. Kearns, Jr.

State of Illinois)
County of DuPage)



I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Donald E. Kearns a/k/a Donald E. Kearns, Jr. 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right homestead.

Given under my hand and official seal, this 21ST day of September, 2023.

Commission expires NOV. 23, 2025 KENNETH KUTELLA, ESQ.
Notary Public

This instrument was prepared by Robert V. Borla c/o BORLA, NORTH & ASSOCIATES, P.C.
6912 S. Main St., Downers Grove, Illinois 60516

Mail to:
Karrsten Goettel
Ariano Hardy Ritt
2000 McDonald Road, Suite 200
South Elgin, IL 60177

Mail tax bill to:
Grandview Capital LLC
36W995 Red Gate Road
St. Charles, IL 60175

RECORDER'S OFFICE BOX NO. _____

