2300 7229 UNOFFICIAL CC

DOCUMENT PREPARED BY:

Donald C. Battaglia 3324 N Oak Park Ave. Chicago, IL 60639

MAIL TAX BILL TO:

Grandview Capital, LLC 36W995 Red Gate Rd. St. Charles, IL 60175

MAIL RECORDED DEED TO:

Ariano Hardy Ritt 2000 McDona'd Road, Suite 200 South Elgin, VL 60177-3324

Doc#. 2332106347 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 11/17/2023 10:51 AM Pg: 1 of 2

Dec ID 20231101670245

ST/CO Stamp 1-951-715-280 ST Tax \$208.00 CO Tax \$104.00

City Stamp 0-209-899-472 City Tax: \$2,184.00

Warranty Deed **Statutory (Illinois)**

THE GRANTOR(S), Sharon Pitera, a widow, of the City of Ottawa, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to

Grandview Capital, LLC, an Illinois Limited Lability Company

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cock, State of Illinois, to wit:

LOT 35 IN BLOCK 3 IN W.D. KERFOOT AND COMPANY'S SUBDIVISION OF THE NORTH ¾ OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ AND THE NORTH 33 FT OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTON 21, TOWNSHIP 40 NORTH, RANCE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-21-111-033-0000

Property Address: 5216 Berenice Ave., Chicago, Illinois 60641

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2023 and thereafter, to all instruments. covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above-described Property would show.

> Chicago Title Insurance Co. 1795 West State Street Geneva, Illinois 60134

UNOFFICIAL COPY

Dated this _____ day of November 2023

Sharon Pitera

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Sharon Pitera**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes thereir, set forth.

Given under my hand and notarial seal, this

_ day of November 2023

Notary Public

My commission expires:

OFFICIAL SEAL
COLLEEN M. McCARTHY
Notary Public - State of Illinois
My Commission Expires 6/21/2027

F	REAL ESTATE	TRANSFER	XAT	16-Nov-202
		A Second	COUNTY:	104.0
		ST	ILLINOIS:	208.0
			TOTAL:	312.(
_	13-21-111	033-0000	120231101670245 1	054 745 000

REAL ESTATE TRA	16-Nov-2023	
Contract of the second	CHICAGO:	1,560.00
Vertib	CTA:	624.00
	TOTAL:	2,184.00 *
13-21-111-033-000	0 20231101670245	I 0 000 000

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