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UNOFFICIAL COPY

DOCUMENT PREPARED BY:

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

Doc#: 2332106347 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/17/2023 10:51 AM Pg: 1 of 2

MAIL TAX BILL TO:

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

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

MAIL RECORDED DEED TO:

Ariano Hardy Ritt
2000 McDonald Road, Suite 200
South Elgin, IL 60177-3324

**Warranty Deed
Statutory (Illinois)**

THE GRANTOR(S), **Sharon Fitera**, 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 Liability Company

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, 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 ¼ OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 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

