

# UNOFFICIAL COPY

Doc#: 2334241035 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/08/2023 09:50 AM Pg: 1 of 4

Dec ID 20231001651290  
ST/CO Stamp 0-721-420-240 ST Tax \$180.00 CO Tax \$90.00

## WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

, Esq.

(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 Emil A Massie Sr <sup>A SINGLE MAN</sup> of 6925 South Artesian Avenue, Chicago, IL 60629 as \_\_\_\_\_, 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): 30-20-318-011-0000

Property Address: 16950 Bernadine Street, Lansing, IL 60438

Chicago Title  
30084786V 1 of 3

**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

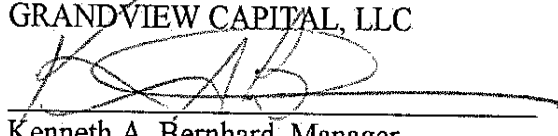
South Elgin, IL 60177

[signature on next page]

# UNOFFICIAL COPY

Dated this 17 day of October, 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 seal, this 17 day of October, 2023.

Commission Expires 7-10 2025

  
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:

Emil A Massie Sr and Vernita McKire  
16950 Bernadine Street  
Lansing, IL 60438

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## EXHIBIT A LEGAL DESCRIPTION

LOT 156 IN THIRD ADDITION TO WENTWORTH ESTATES, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 20, LYING SOUTH OF THE LITTLE CALUMET RIVER AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 LYING SOUTH AND WEST OF THE LITTLE CALUMET RIVER OF FRACTIONAL SECTION 29, ALL IN TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 10, 1969, AS DOCUMENT NUMBER 2430339, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# VILLAGE OF LANSING

# UNOFFICIAL COPY

Patricia L. Eidam  
Mayor



Office of the Finance Director

Brian Hanigan  
Finance Director

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

## VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Grandview Capital, LLC  
36W995 Red Gate Road  
St. Charles, IL 60175

Telephone No.: 630-402-6417

Attorney or Agent: Karrsten Goette  
Telephone No.: 847-695-2400

Property Address: 16950 Bernadine Street  
Lansing, IL 60438

Property Index Number (PIN): 30-20-318-011-0000

Water Account Number: 324 3510 00 03

Date of Issuance: November 27, 2023

(State of Illinois)

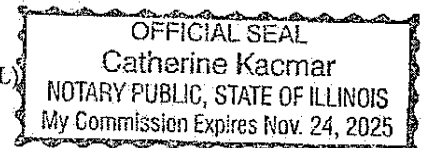
(County of Cook)

This instrument was acknowledged before  
me on November 27, 2023 by  
Catherine Kacmar.

VILLAGE OF LANSING

By: [Signature]  
Village Treasurer or Designee

[Signature] (Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.