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1/ 1 2400/89 6 GV WARRANTY DEED UFILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Frank Rodriguez, Esq.

Law Office of Frank Rodriguez

2653 N. Milwaukee Ave, 2nd Floor

Chicago, I. 60647

Jayre C. D. L. Torre

3644 W. (37) Place

Chicago F. 60629

Doc#. 2409614161 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 4/5/2024 10:00 AM Pg: 1 of 3

Dec ID 20240301656799 ST/Co Stamp 1-074-787-888 ST Tax \$190.00 CO Tax \$95.00 City Stamp 2-146-956-848 City Tax \$1,995.00

(The Above Space for Recorder's Use Only)

THE GRANTOR Grandview Itomes 1, 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 Javier De la Torre and Adela De la Torre, which is 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): 19-23-103-021-0000 and 19-27-103-022-0000

Property Address: 3644 West 63rd Place, Chicago, IL 60629

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 er joy nent of the Real Estate, and general real estate taxes not due and payable at the time of Clessing.

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 18th day of March, 2024.

Grandview Homes 1, 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 Homes 1, 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 scal, this Wh day of March, 2024.

Commission Expires Muy 24 20 26

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

MELANIE A GROENWALD Notary Public - State of III nois My Commission Expires Mar 19

SEND SUBSEQUENT TAX BILLS TO:

Javier De la Torre and Adela De la Torre 3644 West 63rd Place Chicago, IL 60629

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EXHIBIT A LEGAL DESCRIPTION

LOTS 29 AND 30 IN BLOCK 1, IN JOHN F. EBERHART'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office