

UNOFFICIAL COPY

1/2 Chicago Title
24 0031366V

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO AFTER RECORDING:

Dionicio Morocho
6039 W. NELSON

Chicago, IL 60634



2416924019

Doc# 2416924019 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/17/2024 9:40 AM

PAGE: 1 OF 3

(The Above Space for Recorder's Use Only)

THE GRANTOR Grandview Homes 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 Dionicio Morocho, PROVEED MAN, 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): 13-29-112-007-0000

Property Address: 6039 West Nelson Street, Chicago, IL 60634

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

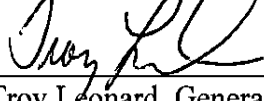
[signature on next page]

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Dated this 15 day of May, 2024.

Grandview Homes 1, LLC



Troy Leonard, General 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 Troy Leonard, General 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 seal, this 15 day of May, 2024.

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:

Dionicio Morocho
6039 West Nelson Street
Chicago, IL 60634

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LEGAL DESCRIPTION


Order No.: 24003136GV

For APN/Parcel ID(s): 13-29-112-007-0000

LOT 30 IN BLOCK 4 IN JAVARAS AND JOHNSON'S WESTFIELD MANOR SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	11-Jun-2024
	187.50
	375.00
COUNTY:	562.50
ILLINOIS:	
TOTAL:	
13-29-112-007-0000	20240501601447 1-270-918-448

REAL ESTATE TRANSFER TAX	11-Jun-2024
	2,812.50
CHICAGO:	1,125.00
CTA:	3,937.50 *
TOTAL:	
13-29-112-007-0000	20240501601447 1-120-578-864

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