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Doc#: 1426057154 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/17/2014 12:22 PM Pg: 1 of 3

40014796 1/3

(9-15)
GIT Property

WARRANTY DEED

40014796

The Grantors, Luis Rodriguez, married to Esperanza, ^{Rodriguez} Juan Herrera and Martha Herrera, husband and wife, for and in consideration of Ten (\$10.00) and 00/100 Dollars in hand paid, CONVEYS and WARRANTS unto Charles W. Townsend, ~~single~~ an unmarried person, of the County of Cook, State of Illinois, the following real estate situated in the County of Cook and State of Illinois, to wit:

LOT 18 (EXCEPT THE SOUTH 24 FEET) AND THE SOUTH 34 FEET OF LOT 19 IN BLOCK 2 IN RIVERVIEW MANOR, BEING A SUBDIVISION OF THE NORTH 17.2004 * ACRES OF EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS *ACRES OF THE SOUTH 28.6724

Commonly known as: 17531 William Street, Lansing, Illinois 60438

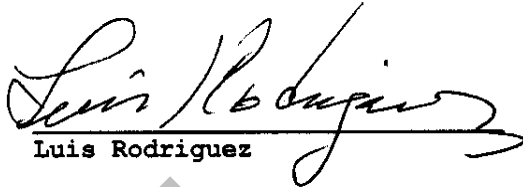
P.I.N. 30-29-311-041-0000

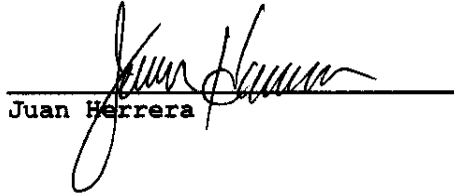
Subject to (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party walls and agreements, if any; and limitations and conditions imposed by any and all homeowners declaration and agreements, if applicable. The subject property is being conveyed "AS-IS" WITHOUT ANY WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING THE WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AS TO THE CONDITION OF SUCH PROPERTY. BY ACCEPTING THIS DEED, BUYER WARRANTS THAT BUYER HAS PERSONALLY INSPECTED THE PROPERTY AND ACCEPTS THE PROPERTY IN ITS "AS-IS" CONDITION.

Not a Homestead property



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IN WITNESS WHEREOF, said Grantors have caused their hands and seals to be affixed, and have caused their names to be signed to these this 6th day of September, 2014.


Luis Rodriguez


Juan Herrera


Martha Herrera

REAL ESTATE TRANSFER TAX		15-Sep-2014
	COUNTY:	62.50
	ILLINOIS:	125.00
	TOTAL:	187.50
30-29-311-041-0000 20140901628106 2-119-263-360		

State of Wisconsin,
SS
County of Kenosha

* Married ** His wife

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Luis Rodriguez*, Juan Herrera and Martha Herrera** personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument and caused their seals to be affixed thereto as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal this 6th day of September, 2014.

 Notary Public

Nathan / Alan Roe
Notary Public
State of Wisconsin

My Commission Expires: *December 26, 2017*

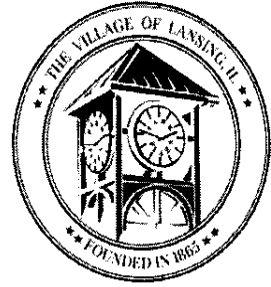
This instrument prepared by: Armand E. Capanna, Esq.
13220 South Baltimore Avenue,
Chicago, Illinois 60633

Upon Recording Return To:
LAW OFFICE OF C.A. WEINUM
705 E 162nd St #201
SOUTH HOLLAND, IL 60473

Send Subsequent Tax Bills To:
CHARLES TOWNSEND
17531 William St
HANSING, IL 60438

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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 **Luis Rodriguez**

Mailing Address: **17538 William Street
Lansing, IL 60438**

Telephone No.: **708-602-2260**

Attorney or Agent: **Brenda Zamudio**

Telephone No.: **708-602-2260**

Property Address **17531 William Street**

Lansing, IL 60438

Property Index Number (PIN) **30-29-311-041-0000**

Water Account Number **105 2950 00 02**

Date of Issuance: **September 11, 2014**

State of Illinois)

County of Cook)

This instrument was acknowledged before
me on September 11, 2014 by

Karen Giovane.

VILLAGE OF LANSING

By: 

Village Treasurer or Designee

(SEAL)

(Signature of Notary Public)



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