

# UNOFFICIAL COPY



Doc#: 1427933037 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/06/2014 11:28 AM Pg: 1 of 4



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

WSPALCOOLY (CD)  
LAW

THE GRANTORS, JANICE KELLY, married to robert kelly, and PHILLIP A. BATTAGLIA, married to michaelene battaglia, of the Town of Dyer, County of Lake, State of Indiana for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Convey and Warranty to ANITA ALFORD, a single woman, of 9155 S. RACINE, Chicago, Illinois 60620 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:** covenants, conditions and restrictions of record, party wall rights and agreements, special taxes or assessment for improvements not yet completed, any confirmed special tax or assessment, installments not due at the date hereof of any special tax or assessment for improvements hereof below, general taxes for the year ~~2013~~ 2014 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2014 hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 33-05-109-065-1003

Address(es) of Real Estate: 18855 S. BURNHAM AVE., LANSING, Illinois 60438

Dated this 22nd day of August, 2014

\_\_\_\_\_  
JANICE KELLY  
  
\_\_\_\_\_  
PHILLIP A. BATTAGLIA

S ✓  
P ✓  
S ✓  
SC ✓  
INT ✓

REAL ESTATE TRANSFER TAX		04-Sep-2014
	COUNTY:	16.00
	ILLINOIS:	32.00
	TOTAL:	48.00
33-05-109-065-1003   20140901627115   1-318-500-480		

OK  
Buy  
301

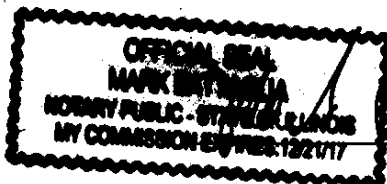
EL

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JANICE KELLY, married to robert kelly, and PHILLIP A. BATTAGLIA, married to michaelene battaglia, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22 day of August, 2014



*Mark Battaglia*

(Notary Public)

**Prepared By:** PHILLIP A. BATTAGLIA  
7667 W. 95TH STREET, SUITE 202  
HICKORY HILLS, Illinois 60437

**Mail To:**  
~~ANITA ALFORD~~ *Narmy Fournier*  
~~9155 S. BURNHAM~~ *2001 Midwest Rd, #206*  
~~CHICAGO, Illinois 60620~~ *Oak Brook, IL 60521*

**Name & Address of Taxpayer:**  
ANITA ALFORD  
18855 S. BURNHAM AVE.  
LANSING, Illinois 60438

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

STREET ADDRESS: 18855 S BURNHAM AVE UNIT 133

CITY: LANSING COUNTY: COOK

TAX NUMBER: 33-05-109-065-1003

**LEGAL DESCRIPTION:**

## PARCEL 1:

UNIT 133 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'):

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

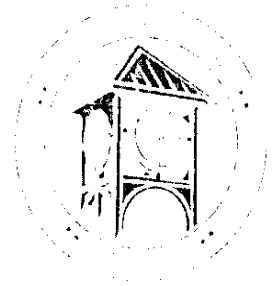
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE AFORESAID SECTION, THENCE NORTH ALONG THE WEST LINE (CENTER LINE OF BURNHAM AVENUE), A DISTANCE OF 674.68 FEET TO A POINT WHICH IS THE POINT OF BEGINNING, THENCE EAST ALONG A LINE PARALLEL TO THE EAST AND WEST 1/2 SECTION LINE A DISTANCE OF 268 FEET TO A POINT, THENCE IN A NORTH WESTERLY DIRECTION, A DISTANCE OF 218.47 FEET TO THE POINT, 200 FEET NORTH OF AND 180 FEET EAST OF THE POINT OF BEGINNING, THENCE WEST 180 FEET ON A LINE PARALLEL TO SAID 1/2 SECTION LINE TO A POINT ON THE WEST LINE OF SAID SECTION, THENCE SOUTH A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING. IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY FIRST NATIONAL BANK OF LANSING, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 15, 1971, ALSO KNOWN AS TRUST NUMBER 2391, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 21891091; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

A PERPETUAL AND EXCLUSIVE PARKING EASEMENT APPURTENANT TO PARCEL 1 IN AND TO BUILDING PARKING SPACE 11 AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

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: Janice Kelly & Phillip Battaglia

Mailing Address: 7567 W 95<sup>th</sup> St, Ste 202  
Hickory Hills, IL 60457

Telephone No.: 312-807-3207

Attorney or Agent: Phillip Battaglia

Telephone No.: 708-430-4880 x 14

Property Address: 18855 Burnham Ave, Unit 137

Lansing, IL 60438

Property Index Number (PIN): 33-05-109-065-1003

Water Account Number: N/A

Date of Issuance: August 1, 2014

State of Illinois )

County of Cook )

This instrument was acknowledged before  
me on August 1, 2014 by  
Karen Giovane.

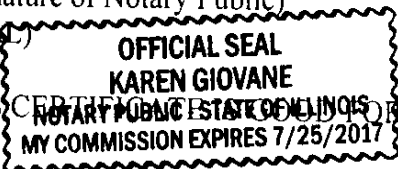
VILLAGE OF LANSING

By: *Dawn Hunt*  
Village Treasurer (or Designee)

*Karen Giovane*

(Signature of Notary Public)

(SEAL)



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