



Doc#: 1515233007 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/01/2015 09:13 AM Pg: 1 of 3

Warranty Deed

ILLINOIS

15 STO107SLV
CTIC Chaffel
123

Above Space for Recorder's Use Only

THE GRANTOR(s) Erik L. Fox and Heather L. Fox, husband and wife, of the Village of Lansing, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Juan H. Rosas, an unmarried man, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See page 2 for legal description attached here to and made part here of), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2015 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 30-31-325-011-0000

Address(es) of Real Estate: 2635 Christina Drive, Lansing, Illinois 60438

The date of this deed of conveyance is May 12, 2015.

(SEAL) Erik L. Fox

(SEAL) Heather L. Fox

State of Illinois, County of Cook ss. I, _____ the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Erik L. Fox and Heather L. Fox, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires 12/03/2017)

Given under my hand and official seal on May 12, 2015.

Notary Public



S Y
P 3
S M
SS Y
INT ID

BOX 334 CTR

UNOFFICIAL COPY



LEGAL DESCRIPTION

For the premises commonly known as 2635 Christina Drive, Lansing, Illinois 60438

Lot 35 in 2nd Addition to Lansing Torrence Manor, being a Subdivision of part of the East 1/2 of the Southwest 1/4 of South Section 31, Township 36 North, Range 15 East of the Third Principal Meridian lying Southerly of the right of way of the Chicago and Grand Trunk Railroad and West of the East line of the West 20 acres of that part of the East 80 acres of the Southwest 1/4 of Section 31 aforesaid, lying Southerly of said Right of Way in Cook County, Illinois.

PERMANENT INDEX NO. 30-31-325-011-0000

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		26-May-2015
		COUNTY: 64.00
		ILLINOIS: 128.00
		TOTAL: 192.00
30-31-325-011-0000 20150501689237 0-579-575-168		

<p>This instrument was prepared by:</p> <p>Gartner Law Offices, Inc. 505 Orchard Street, Suite 200 Antioch, Illinois 60002</p>	<p>Send subsequent tax bills to:</p> <p>Juan H. Rosas 2635 Christina Drive Lansing, Illinois 60438</p>	<p>Recorder-mail recorded document to:</p> <p>Cristina Garcia P.O. Box 5011 Lansing, Illinois 60438-5011</p>
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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: Erik & Heather Fox

Mailing Address: 2635 Christina Dr
Lansing, IL 60438

Telephone: 708-203-1169

Attorney or Agent: Cathy Higgins

Telephone No.: 708-889-2728

Property Address 2635 Christina Drive
Lansing, IL 60438

Property Index Number (PIN) 30-31-325-011-0000

Water Account Number 223 2211 00 02

Date of Issuance: April 29 2015

State of Illinois)
County of Cook)

VILLAGE OF LANSING

This instrument was acknowledged before
me on April 29, 2015 by
Karen Giovane.

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.