

UNOFFICIAL COPY

Warranty Deed



ILLINOIS

Doc#: 1517346354 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/22/2015 02:27 PM Pg: 1 of 3

Above Space for Recorder's Use Only

3

THE GRANTOR, **OPHOFF PROPERTIES, INC.**, an Illinois corporation, of the Town of St. John, County of Lake, State of Indiana, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to **BRITTANY BIESBOER and DEBRA L. BIESBOER**, as Joint Tenants, of 17825 Community Street, Lansing, Illinois, 60438, 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 hereto and made part hereof .), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

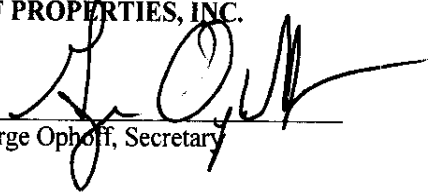
SUBJECT TO: General taxes for 2014 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 30-32-102-026-0000

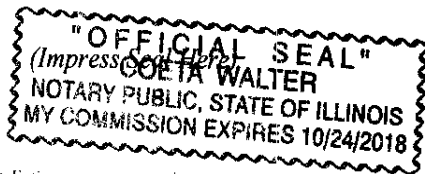
Address of Real Estate: 17824 Community Street, Lansing, Illinois, 60438

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

OPHOFF PROPERTIES, INC.

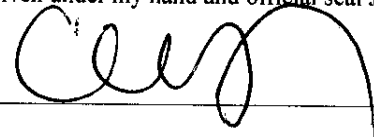
By: 
George Ophoff, Secretary

State of Illinois, County of SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George Ophoff, Secretary of **OPHOFF PROPERTIES, INC.**, 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(My Commission Expires ...)

Given under my hand and official seal June 12, 2015.


Notary Public

© By FNTIC 2014

| REAL ESTATE TRANSFER TAX | | 16-Jun-2015 |
|--------------------------|--|-------------|
| COUNTY: | | 25.00 |
| ILLINOIS: | | 50.00 |
| TOTAL: | | 75.00 |

30-32-102-026-0000 | 20150601695818 | 1-822-358-912

0015015148
FIDELITY NATIONAL TITLE

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LEGAL DESCRIPTION

For the premises commonly known as: 17824 Community Street, Lansing, Illinois 60438

Legal Description:

LOT 31 IN ~~BLOCK~~2, IN LANSING TERRACE, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼, (EXCEPT RAILROAD), IN SECTION 32, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office

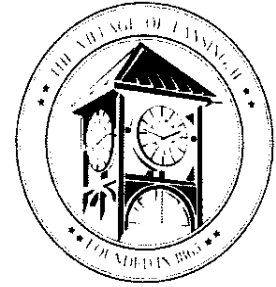
This instrument was prepared by
James Lanting
Lanting, Paarlberg & Associates, Ltd.
938 West US 30
Scherverville, IN 46375

Send subsequent tax bills to:
Brittany Biesboer
17824 Community Street
Lansing, IL 60438

Recorder-mail recorded document to:
Attorney James E. Molenaar
3546 Ridge Road
Lansing, IL 60438

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: **Ophoff Properties, Inc**

Mailing Address: **11811 S magoun Dr**

St John, IN 46373

Telephone: **219-730-8450**

Attorney or Agent: **James Lanting**

Telephone No.: **219-864-1700**

Property Address **17824 Community Street**

Lansing, IL 60438

Property Index Number (PIN) **30-32-102-026-0000**

Water Account Number **113 0651 00 07**

Date of Issuance: **June 11, 2015**

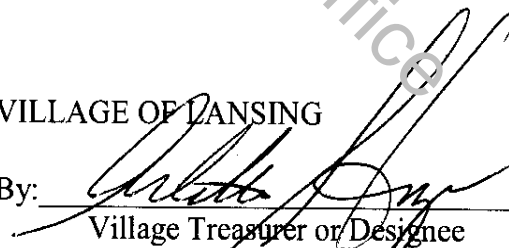
State of Illinois)

County of Cook)

This instrument was acknowledged before
me on June 11, 2015 by

Karen Giovane.

VILLAGE OF LANSING

By: 
Village Treasurer or Designee

(Signature of Notary Public)(SEAL)

**OFFICIAL SEAL
KAREN GIOVANE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/25/2017**

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