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WARRANTY DEED



Doc#: 1607046230 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/10/2016 03:11 PM Pg: 1 of 3

THE GRANTOR

(The space above for Recorder's use only)

3

Joseph A. Triumph, married to Beverly Triumph of the Village of Homewood, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Viamonte Realty LLC, of P.O. Box 5140, Lansing, IL 60438 all right, title and interest in the following described Real Estate situated in Cook County, Illinois, commonly known as 18305 Exchange Ave., Lansing, IL 60438, legally described as:

LOTS 26, 27 AND 28 IN FERNWOOD SUBDIVISION OF PART OF LOT 4 IN THE SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE GRAND TRUNK RAILROAD, ACCORDING TO THE PLAT OF SAID FERNWOOD SUBDIVISION, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 3, 1963, AS DOCUMENT NUMBER 2072271, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes for 2015 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**This is not homestead property to Beverly Triumph.

Permanent Index Number (PIN): 30-31-323-026-0000, 30-31-323-027-0000, and 30-31-323-028-0000

Address(es) of Real Estate: 18305 Exchange Ave., Lansing, IL 60438

Dated this 17 day of FEB 2016.

Joseph A. Triumph (SEAL)
Joseph A. Triumph

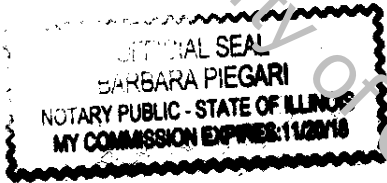
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STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joseph A. Triumph personally known to me to be the same person whose name subscribed in 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.

Given under my hand and official seal, this 17 day of Feb, 2016.



Barbara Piegari
NOTARY PUBLIC

Commission expires _____

This instrument was prepared by: CHARLES LANTRY, ATTORNEY AT LAW, 18159 DIXIE HIGHWAY, HOMEWOOD, IL 60430

MAIL TO:

Christina Garcia
PO Box 5011
Lansing, IL 60438

SEND SUBSEQUENT TAX BILLS TO:

Viamonte Realty LLC
18305 Exchange Ave.
Lansing, IL 60435

OR

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX

03-Mar-2016

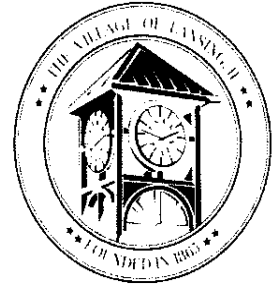


COUNTY: 200.00
ILLINOIS: 400.00
TOTAL: 600.00

30-31-323-026-0000 | 20160201674633 | 1-227-504-192

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:



**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

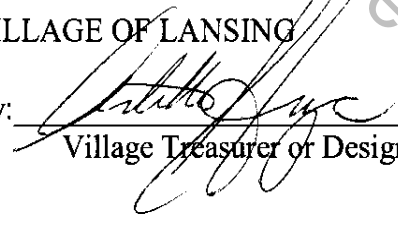
The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Joseph A Triumph**
Mailing Address: **PO Box 1116**
Homewood, IL 60430
Telephone:
Attorney or Agent: **Charles Lantry**
Telephone No.: **708-798-7141**
Property Address **18305 Exchange Avenue**
Lansing, IL 60438
Property Index Number (PIN) **30-31-323-026, 027, 028-0000**
Water Account Number **321 2241 00 01**
Date of Issuance: **February 29, 2016**

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on February 29, 2016 by
Karen Giovane.

VILLAGE OF LANSING

By: 
Village Treasurer or Designee

(Signature of Notary Public)

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.