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WARRANTY DEED

Doc#: 1626640014 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/22/2016 10:41 AM Pg: 1 of 3

Dec ID 20160801651438
ST/CO Stamp 0-822-778-688 ST Tax \$185.00 CO Tax \$

GRANTOR, **REGAL DEVELOPMENT CO., AN INDIANA PARTNERSHIP**, of Highland, Lake County, Indiana, for and in consideration of TEN AND no/100 DOLLARS and other good and valuable consideration to it in hand paid, CONVEYS and WARRANTS to

17546, LLC
An Illinois Limited Liability Company
17546 Chicago Avenue
Lansing, IL 60438

Above Space For Recorder's Use Only

GREATER METROPOLITAN TITLE, LLC
2340 S. ARLINGTON HTS. RD., SUITE 203
ARLINGTON HEIGHTS, IL 60005

the following described Real Estate:

FILE # 16-0139
1 of 4

LOT 3 (EXCEPT THE NORTH 7.2 FEET THEREOF) AND ALL OF LOTS 4 AND 5 IN BLOCK 4 IN BERNICE STATION ADDITION BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF PENNSYLVANIA RAILROAD, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 30-30-406-024-0000

Property Address: 17546 Chicago Ave., Lansing, IL 60438-1975

SUBJECT TO: (1) General Taxes for the year 2016 and subsequent years, and (2) Covenants, Conditions and Restrictions of record.

DATED this 30 day of August, 2016.

REGAL DEVELOPMENT CO., An Indiana Partnership

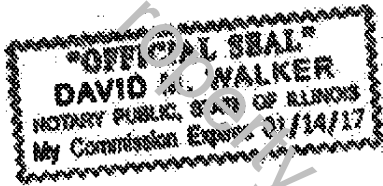
By Jeffrey R. Nagel
JEFFREY R. NAGEL, Partner

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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 JEFFREY R. NAGEL, personally known to me to be a Partner of REGAL DEVELOPMENT CO., an Indiana Partnership, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of August, 2016



NOTARY PUBLIC

This instrument was prepared by ATTORNEY RICHARD L. TREICHEL
1835 Dixie Highway, #202,
Flossmoor, Illinois 60422

MAIL TO:

ATTORNEY RICHARD L. TREICHEL
1835 Dixie Highway, #202,
Flossmoor, Illinois 60422

GRANTEE ADDRESS AND SEND SUBSEQUENT
TAX BILLS TO:

17546, LLC
17546 Chicago Ave.
Lansing, IL 60438-1925

PREPARED BY Cook County Clerk's Office

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

Richard L. Treichel
Attorney at Law
Flossmoor Office Center
1835 Dixie Highway, Suite 202
Flossmoor, IL 60422



**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: Jeffrey Nagel, DBA Regal Development

Mailing Address: PO Box 11374
Meridville, IN 45410

Telephone: 219-247-0855

Attorney or Agent: Richard Treichel
Telephone No.: 708-747-9450

Property Address 17546 Chicago Avenue
Lansing, IL 60438

Property Index Number (PIN) 30-30-406-024-0000

Water Account Number 121 2410 00 02

Date of Issuance: September 15, 2016

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on September 15, 2016 by
Karen Giovane.

VILLAGE OF LANSING

By: [Signature]
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)

