

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

Viamonte Realty LLC
P.O. Box 5140
Lansing, Illinois 60438

MAIL FUTURE TAX STATEMENTS TO:

Viamonte Realty LLC
P.O. Box 5140
Lansing, Illinois 60438

*1630029043
all in hand*



Doc# 1630029043 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/26/2016 11:12 AM PG: 1 OF 3

THE GRANTORS: **South Suburban Land Bank and Development Authority**, an Illinois intergovernmental agency, whose mailing address is 3700 W. 183rd St. Suite B100, Hazel Crest, Illinois 60429, for and in consideration of TEN and NO/100 dollars (\$10.00) and other good and valuable consideration, in hand paid, does hereby GRANT, SELL, and CONVEY to GRANTEE: **Viamonte Realty LLC**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 6 IN BLOCK 12 IN LANSING CALUMET, BEING A SUBDIVISION OF THE WEST 104 RODS OF THE EAST 132 RODS OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 30-30-213-006-0000

PROPERTY ADDRESS: 17123 Lorenz Avenue, Lansing, Illinois 60438

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises subject only to the covenants, conditions and restrictions of record, and general real estate taxes not yet due and payable.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor and none other.

DATED this 10th day of October, 2016.

REAL ESTATE TRANSFER TAX

13-Oct-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

30-30-213-006-0000 | 20161001666778 | 1-909-053-248

SOUTH SUBURBAN LAND BANK AND DEVELOPMENT AUTHORITY, an Illinois Intergovernmental Agency

Russell Rydin by Caitlyn Sharrow (SEAL)
Russell Rydin, SSLBDA Executive Director, by Caitlyn Sharrow, as attorney in fact

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VC

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Caitlyn Sharrow, with Power of Attorney for **Russell Rydin, Executive Director of the South Suburban Land Bank and Development Authority**, an Illinois intergovernmental agency, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument on behalf of the Executive Director of the South Suburban Land Bank and Development Authority and as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 10th day of October, 2016.

Suzanne E. Brown

NOTARY PUBLIC

IMPRESS SEAL HERE



COOK COUNTY-ILLINOIS TRANSFER STAMP:

NAME and ADDRESS OF PREPARER:

Brent O. Denzin, Esq.
Ancel, Glink, Diamond, Bush,
DiCianni & Krafthefer, P.C.
140 S. Dearborn Street – 6th Floor
Chicago, Illinois 60603

EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45,
PARAGRAPH (b), REAL ESTATE TRANSFER ACT

DATE: October 10, 2016

Caitlyn Sharrow

Signature of Buyer, Seller or Representative

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.

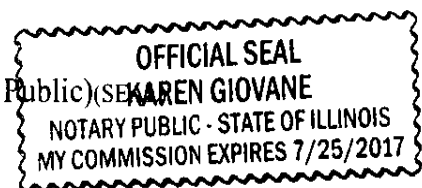
Title Holder's Name: South Suburban Land Bank & development Authority
Mailing Address: 3700 W 183rd Street
Hazel Crest, IL 60429
Telephone: 708-381 0871
Attorney or Agent: Charlie Doerz
Telephone No.: 312-515-7836
Property Address: 17123 Lorenz Avenue
Lansing, IL 60438
Property Index Number (PIN) 30-30-213-006-0000
Water Account Number 315 2800 00 05
Date of Issuance: October 7, 2016

State of Illinois)
County of Cook)
This instrument was acknowledged before
me on October 7 2016 by
Karen Giovane.

(Signature of Notary Public)

VILLAGE OF LANSING

By:
Village Treasurer or Designee



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