

# UNOFFICIAL COPY



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Doc# 1821518016 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/03/2018 11:20 AM PG: 1 OF 4

Commitment Number# 170443623

This instrument prepared by:  
Segel Law Group, Inc.  
1827 Walden Office Square, Suite 450  
Schaumburg IL 60173

After Recording Return To:  
Pinnacle Real Estate Investments Group LLC  
1010 Jorie Blvd  
Oak Brook, IL 60523

Mail Tax Statements To:  
**Pinnacle Real Estate Investments Group LLC; 1010 Jorie Blvd., Oak Brook, IL 60523.**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
30-31-318-058-0000**

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## SPECIAL WARRANTY DEED

**Fifth Third Mortgage Company** whose mailing address is **5001 Kingsley Drive, Cincinnati, OH 45227**, hereinafter grantor, for **\$77,380.00 (Seventy-Seven Thousand, Three Hundred Eighty Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **Pinnacle Real Estate Investments Group LLC**, hereinafter grantee, whose tax mailing address is **1010 Jorie Blvd, Oak Brook, IL 60523**, the following real property:

**LOT 92 IN LANSING TORRENCE MANOR RESUBDIVISION, BEING A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1957 AS DOCUMENT NUMBER 17096913, IN BOOK 505 OF FLATS, PAGE 40, IN COOK COUNTY, ILLINOIS.**

Property Address is: **18542 Glen Oak Ave, Lansing, IL 60438.**

SWD Page 1 of 3    **18542 Glen Oak Ave, Lansing, IL 60438**

CCRD REVIEW

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Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **130922044**

REAL ESTATE TRANSFER TAX		03-Aug-2018
		COUNTY: 38.75
		ILLINOIS: 77.50
		TOTAL: 116.25
CO-31-318-058-0000		20180701642785   1-497-173-792

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Commitment Number#170443623

Executed by the undersigned on July 26, 2018:

**Fifth Third Mortgage Company**

By: [Signature]

Name: Rhonda Jinks  
Vice President

Its: \_\_\_\_\_



Witness: [Signature]  
Kelly Drinan  
Officer

STATE OF OHIO  
COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me on July 26, 2018, by Rhonda Jinks its Vice President on behalf of **Fifth Third Mortgage Company**, who has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]  
Notary Public  
  
TINA JOHNSON  
Notary Public, State of Ohio  
My Commission Expires  
April 23, 2022

**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph \_\_\_\_\_ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative

Village of Lansing

**UNOFFICIAL COPY**

Patricia Eidam  
Mayor



Office of the Treasurer

Arlette Frye  
Treasurer

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: Fifth Third Bank  
5001 Kinglsey Drive  
Cincinnati, OH 45227  
Telephone: 513-358-1930

Attorney or Agent: Lourdes R/C.L.A.S.  
Telephone No.: 773-384-8200

Property Address: 18542 Glen Oak Avenue  
Lansing, IL 60438

Property Index Number (PIN): 30-31-318-058-0000

Water Account Number: 215 3380 00 02

Date of Issuance: July 27, 2018

(State of Illinois)  
(County of Cook)

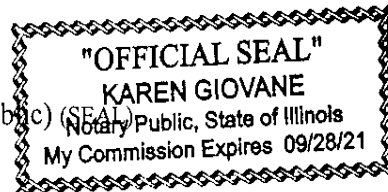
This instrument was acknowledged before  
me on July 27, 2018 by  
Karen Giovane.

VILLAGE OF LANSING

By: [Signature]  
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)



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