### **UNOFFICIAL COPY**

WARRANTY DEED ILLINOIS STATUTORY

Doc#. 1834447103 Fee: \$52.00

Edward M. Moody

Cook County Recorder of Deeds Date: 12/10/2018 12:16 PM Pg: 1 of 3

Dec ID 20181201652217

ST/CO Stamp 0-506-600-096 ST Tax \$206.00 CO Tax \$103.00

(The Above Space for Recorder's Use Only)

THE GRANTOR(S): ARTHINGTON PROPERTIES LLC. of the City of Lansing, County of Cook, State of Illinois for and in consideration of TLN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS TO:

#### **DERRICK SANDERS**

as owner(s) as Fee Simple, all the interests in the following described REAL ESTATE situated in the County of Cook in the State of Illinois, to wit: (see page 2 for legal description) 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 as Fee Simple, FOREVER. SUBJECT ONLY TO 2018 TAXES AND THEREAFTER AND:

Permanent Index Number(s): 30-29-407-036-0000

Address(es) of Real Estate: 17535 Maple Dr, Lansing, IL 60438

Dated this 7th day of DECEMBER, 2018

Arthington Properties LLC, By Jeffrey Kochikaran, Its Member, by Frank Vosholler, as attorney in fact

State of Illinois County of Cook I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JEFFREY KOCHIKARAN is 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 it signed, sealed and delivered in the instrument as its free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed and sworn before me on this 7th day of DECEMBER, 2018

Notary Public

OFFICIAL SEAL
CHRISTINE PLEWA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/13/21

PIDE ITTO NATIONAL TITLE CO 18000 COPage 1 of 2

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# **UNOFFICIAL COPY**

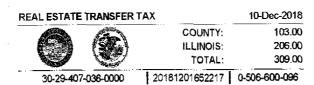
This instrument was prepared by Frank L. Vosholler 16362 Caraway Ct. Lockport, IL 60441 of premises commonly known as: 17535 Maple Dr, Lansing, IL 60438 and legally described as follows:

LOT 47 IN SHIRLEY PARK SUBDIVISION, BEING THAT PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF LANSING, THORNTON? TOWNSHIP, COOK COUNTY, ILLINOIS, LYING SOUTH AND EAST OF THE 300 FOOT RIGHT-OF-WAY OF THE TRI-STATE? EXPRESSWAY, AS RECORDED IN DOCUMENT NUMBER 14989643. DESCRIBED AS BEGINNING AT A POINT ON THE STATE?LINE BETWEEN INDIANA AND ILLINOIS, SAID LINE BEING THE EAST LINE OF SAID FRACTIONAL SECTION 29, SAID POINT?BEING 1207.98 FEET NORTH OF THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 29: THENCE CONTINUING NORTH? ON SAID STATE LINE, 456.11 FEET TO THE SOUTH LINE OF THE 300 FOOT RIGHT-OF-WAY OF THE TRI-STATE EXPRESSWAY;?THENCE NORTHWESTERLY ON SAID 300 FOOT RIGHT-OF-WAY LINE WHICH IS A CURVE OF 6216.26 FOOT RADIUS, CONVEX: 10 THE NORTHEAST, WHOSE TANGENT AT THE LAST DESCRIBED POINT MAKES AN INTERIOR ANGLE OF 107 DEGREES 12 MINUTES 17 SECONDS, MEASURED SOUTH TO WEST TO NORTHWEST WITH THE STATE LINE, 1087.88 FEET TO A LINE?THAT, IS PARALLEL TO AND 157.5 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH ON SAID?157.5 FOOT PARALLEL LINE 634.53 FEET TO THE SOUTH LINE OF NORTH 1385 FEET OF SAID SOUTHEAS? ( UARTER; THENCE? WEST ON SAID SOUTH LINE OF THE NORTH 1385 FEET, 107.5 TO A LINE THAT IS PARALLEL TO AND 50 FEET EAST OF? THE WEST LINE OF SAID SOUTHEAST QUARTER: THENCE SOUTH ON SAID 50 FOOT PARALLEL LINE, 52.00 FEET TO A LINE?THAT IS PARALLEL TO AND 1207.98 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE EAST ON SAID?1207.98 FOOT PARALLEL LINE 1145.25 FEET TO THE POINT OF BEGINNING: ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 18, 1957, AS DOCUMENT NUMBER 1786647, IN COOK COUNTY, HZINOIS.

SEND SUBSEQUENT MAIL TO:

SEND SUBSEQUENT TAX BILLS TO.

Vanessa Favia 425 W. Main St. Saint Charles, IL 60174 Derrick Sanders 17535 Maple Dr Lansing, IL 60438



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# **UNOFFICIAL CO**

#### Village of Lansing

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: Arthington Properties, LLC

1345 W Filmore St, #4

Chicago, L 50438

630-336-6529 Telephone:

Attorney or Agent: Frank Vosholler

Telephone No.: 708-341-2060

OUNTY CLOPTS Property Address: 17535 Maple Street

Lansing, IL 60438

Property Index Number (PIN): 30-29-407-036-0000

Water Account Number: 122 0700 00 02

Date of Issuance: December 6, 2018

(State of Illinois)

(County of Cook)

This instrument was acknowledged before

me on

Karen Giovane

VILLAGE OF LANSING

Village Treasuret øi

"OFFICIAL SEAL" (Signature of Notary Public) (SEXL) Notary Public, State of Illinois

My Commission Expires 09/28/21 \*\*\*\*\*\*\*\*

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