

# UNOFFICIAL COPY

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

## WARRANTY DEED ILLINOIS STATUTORY

(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 **TEN 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 7<sup>th</sup> day of **DECEMBER, 2018**

*Jeffrey Kochikaran, Frank Vosholler* (SEAL)  
**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 7<sup>th</sup> day of **DECEMBER, 2018**

*Christine Plewa*

Notary Public



1 of 2  
FIDELITY NATIONAL TITLE *0018029260*

# 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 TO 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 SOUTHEAST QUARTER; 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, ILLINOIS.**

SEND SUBSEQUENT MAIL TO:

Vanessa Favia  
425 W. Main St.  
Saint Charles, IL 60174

SEND SUBSEQUENT TAX BILLS TO:

Derrick Sanders  
17535 Maple Dr  
Lansing, IL 60438

REAL ESTATE TRANSFER TAX		10-Dec-2018
	COUNTY:	103.00
	ILLINOIS:	206.00
	TOTAL:	309.00
30-29-407-036-0000   20181201652217   0-506-600-096		

**UNOFFICIAL COPY****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: Arthinton Properties, LLC1345 W Fillmore St, #4Chicago, IL 60438Telephone: 630-336-6529Attorney or Agent: Frank VoshollerTelephone No.: 708-341-2060Property Address: 17535 Maple StreetLansing, IL 60438Property Index Number (PIN): 30-29-407-036-0000Water Account Number: 122 0700 00 02Date of Issuance: December 6, 2018

(State of Illinois)

(County of Cook)

This instrument was acknowledged before  
me on December 6, 2018 by  
Karen Giovane.

VILLAGE OF LANSING

By: [Signature]  
Village Treasurer or Designee

[Signature]

(Signature of Notary Public) (SEAL)



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