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Doc#. 1902249057 Fee: \$52.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 01/22/2019 09:19 AM Pg: 1 of 3

Dec ID 20190101681162

ST/CO Stamp 0-735-772-320 ST Tax \$87.00 CO Tax \$43.50

WARRANTY DEED a Corporation to Individual

This agreement, made this day of November, 2018, between Pinnacle Real Estate Investments Group LLC an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and 2nd City Properties LLC

party of the second part, WiTNPSSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is anknowledged, and pursuant to the authority of the Board of Directors of said Company, by these presents does REMISE, RELEASE, AND CONVEY AND WARRANT unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

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

COMMONLY KNOWN AS: 18542 Glen Oak Ave., Lansing, IL 60426

PIN: 30-31-318-058-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and tilliv easements; existing leases and tenancies; and general real estate taxes for 2018 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in arryw ise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the iliest part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

FIDELITY NATIONAL TITLE OU 8030787

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed the day and year first above written.

Pinnacle Real Estate Investments Group LLC

By:

Rahul Visal, its duly authorized representative

STATE OF I'LL NOIS

SS (

COUNTY OF

) 25

I, the undersigned Notary Pulli, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rahul Visal, personally known to me to be the duly authorized representative of Pinnacle Real Estate Investments G oup LLC, an Illinois Limited Liability Company and personally known to me to be the same person who e name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such representative, he/she signed this instrument as his/her free and voluntary act.

Given under my hand and official seal, this

day of November

, 20 18

LORI PALMER

Commission expires 2/2/2/21 20 18.

NOTARY PUBLIC

Official Seal

Notary Public - State of Illinois
My Commission Expires Feb 2, 2021

This instrument prepared by :Castle Law LLC, Gary Davidson, 13963 S. Bell Road, Homer Glen, IL 60491

MAIL TO: 2nd City Proj

2nd City Properties LLC 5544 S. Honore Street Chicago, IL 60636 SEND SUBSEQUENT TAX BILLS TO:

2nd City Properties LLC 5544 S. Honore Street

Chicago, IL 60636

| 20190101681162 | 0-735-772-320

30-31-318-058-0000

08.54 00.78 08.061 COUNTY: ILLINOIS: TOTAL:





910S-nsL-71

XAT REAL ESTATE TRANSFER TAX

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Village of Lansing

Patricia Eidam Mayor

Arlette Frye Treasurer



Office of the 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:

Pinnacle Real Estate Investments Group, LLC

1010 jo ie Blvd, Suite 32

Oak Bro)k, IL 60523

Telephone:

630 653 4700

Attorney or Agent:

Telephone No.:

Castle Law

708 801 8000

Property Address:

18542 Glen Oak Ave

Lansing, IL 60438

Property Index Number (PIN):

30-31-318-058-0000

Water Account Number:

215 3380 00 03

Date of Issuance:

January 16, 2019

(State of Illinois)

(County of Cook)

This instrument was acknowledged before

Karen Giovane.

VILLAGE OF LANSING

Jelee C. Acceptation

Village Treasurer or Designed

(Ciamatana a ENTatana Dubli

"OFFICIAL SEAL" KAREN GIOVANE

\$

(Signature of Notary Public) (SRAtary Public, State of Illinois My Commission Expires 09/28/21

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