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2005946278D

Doc# 2005946278 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/28/2020 03:31 PM PG: 1 OF 4

Quit Claim Deed

THIS INDENTURE WITNESSETH, that the Grantor(s), **Daniel Flanagan, a married man***, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and QUIT CLAIMS(S) TO **Quality Homes 170 Lansing, LLC, an Illinois Limited Liability Company, of 39663 Birchwood Plymouth, MI 48170**, the following the following described real estate, to-wit:

LOT 97 IN SECOND ADDITION TO WENTWORTH ESTATES BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 20, LYING SOUTH OF LITTLE CALUMET RIVER AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 LYING SOUTH AND WEST OF THE LITTLE CALUMET RIVER OF FRACTIONAL SECTION 29, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **30-29-125-012-0000**

Address of Real Estate: **3427 East 170th, Lansing, IL 60438**

Subject to the following restrictions: a) general real estate taxes not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record, building lines and easements for the use of public utilities.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this October Day of 31, 2018

***This is not homestead property.**

****County-Illinois transfer stamps exempt under paragraph e, Section 4 of the Real Estate Transfer Act.**

REAL ESTATE TRANSFER TAX

28-Feb-2020

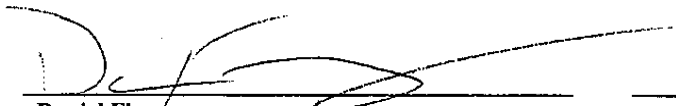


COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

30-29-125-012-0000

| 20200201628389 | 1-576-855-392

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Daniel Flanagan

STATE OF Michigan)

COUNTY OF Washtenaw ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, the above signed individuals, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 31 day of October, 2018.



Notary Public
NOTARY PUBLIC - JERICA CAMPBELL
My Commission Expires 03/04/2024
Acting in Wayne County

This Instrument was prepared by:

Russell F. Kazda
17112 S. Oak Park Ave
Tinley Park, IL 60477

Future Tax Bills to:

After recording return document to:

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 31, 2018

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Daniel Flanagan
This 31 day of October
Notary Public [Signature]
NOTARY PUBLIC - Felicia Chambers
My Commission Expires 04/22/24
Acting in Wayne County, MI

The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date October 31, 2018

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Daniel Flanagan
This 31 day of October
Notary Public [Signature]
NOTARY PUBLIC - Felicia Chambers
My Commission Expires 04/22/24
Acting in Wayne County, MI

Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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: Daniel Flanagan
6870 F Joy Road
Ann Arbor MI 48105
Telephone: 248-289-0627

Attorney or Agent: Meg Real Estate & Title Services, Inc
Telephone No.: 708-334-4477

Property Address: 3427 E 170th Street
Lansing, IL 60438

Property Index Number (PIN): 30-29-125-012-0000

Water Account Number: 327 0610 00 08

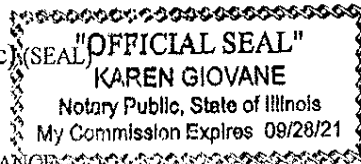
Date of Issuance: January 29, 2020

(State of Illinois)
(County of Cook)

This instrument was acknowledged before
me on January 29, 2020 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.