

# UNOFFICIAL COPY

Doc#: 2024739286 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/03/2020 04:05 PM Pg: 1 of 3

## Warranty Deed

ILLINOIS

Dec ID 20200601611556  
ST/CO Stamp 1-585-109-728 ST Tax \$75.00 CO Tax \$37.50

*Above Space for Recorder's Use Only*

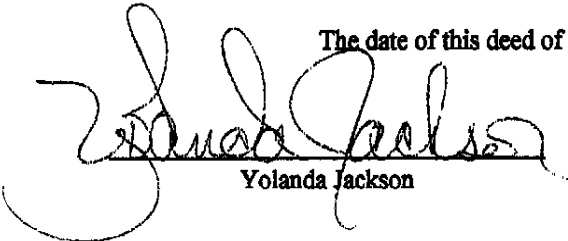
THE GRANTOR(S) Yolanda Jackson and James Clark, husband and wife, of the Village of Lansing, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANT(S) to WGN Properties LLC an Illinois Limited Liability Company of 7721 Merrimac Ave, Burbank, Illinois, 60459 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof .)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. \* Series 1

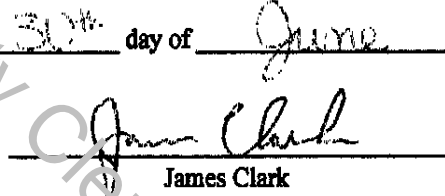
SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 30-30-224-058-0000

Address(es) of Real Estate: 17302 S Burnham Ave Lansing Illinois 60438

The date of this deed of conveyance is dated this 30<sup>th</sup> day of June, 2020.

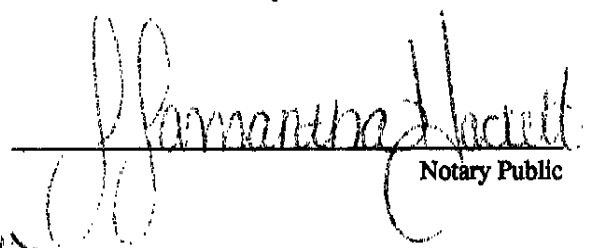
  
Yolanda Jackson

  
James Clark

State of IL, County of COOK. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Yolanda Jackson and James Clark personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, 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 official seal dated this 30<sup>th</sup> day of June, 2020.



  
Samantha Hackett  
Notary Public

FIDELITY NATIONAL TITLE CC 20021097

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

For the premises commonly known as: 17302 S Burnham Ave  
Lansing, Illinois 60438

Legal Description:

LOT 1 AND LOT 2 IN BLOCK 8 IN THE BERENICE VILLA, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

02-Jul-2020  
37.50  
75.00  
112.50  
COUNTY: ILLINOIS  
TOTAL:  
REAL ESTATE TRANSFER TAX  
30-30-224-058-0000  
20200601611556 | 1-585-109-728

<p>This instrument was prepared by: Beth Mann Law Office of Beth Mann, P.C. 15127 S. 73rd Ave. Ste: F Orland Park, IL 60462</p>	<p>Send subsequent tax bills to: WGN Properties LLC 7721 Merrimac Ave Burbank Illinois 60459</p>	<p>Mail recorded document to: WGN Properties LLC 7721 Merrimac Ave Burbank Illinois 60459</p>
---	--	---

# 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: James Clark & Yolanda Jackson  
10408 E. Junonia Avenue  
Mesa, AZ 85209

Telephone: 480-292-4412 or 480-369-4060

Attorney or Agent: Beth Mann  
Telephone No.: 708-429-9999

Property Address: 17302 Burnham Avenue  
Lansing, IL 60438

Property Index Number (PIN): 30-30-224-058-0000

Water Account Number: 312 4200 00 07

Date of Issuance: June 30, 2020

(State of Illinois)  
(County of Cook)

This instrument was acknowledged before  
me on June 30 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.