

# UNOFFICIAL COPY

## QUITCLAIM DEED

Mail To / Prepared By:  
Property 2512, LLC  
1109 N. Bloomington Street  
Streator, IL 61364

Doc#: 2102906344 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/29/2021 04:09 PM Pg: 1 of 4  
  
Dec ID 20201201602439  
ST/CO Stamp 1-415-282-656

WITNESSETH, that the Grantor,  
**Jason M. Francis Sr, an un-married man**  
**residing in Lasalle County, Illinois, an**  
, for the consideration of Ten & no/100  
(\$10.00) and other good & Valuable  
consideration, in hand paid, does Hereby  
remise, release and quitclaim unto **Property**  
**2512, LLC**, an Illinois Limited Liability  
Company created and existing under and by  
(The Above Space for Recorder's Use Only)  
virtue of the Laws of the State of Illinois, and having its principal office at the following address, **1109 N.**  
**Bloomington Street, Streator, IL 61364**, all right, title, interest, and claim in the following described Real Estate,  
situated in the County of Cook, State of Illinois, to wit.

### SEE ATTACHED LEGAL

P.I.N.: 30-29-403-019-0000

Property Address: 3645 177<sup>TH</sup> PLACE, LANSING, IL 60438

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH D SECTION 4-214 OF THE REAL ESTATE  
TRANSFER ACT.

Date: 11/5/2020

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this 5<sup>th</sup> day of  
Nov 2020.

Jason M. Francis Sr.

### STATE OF ILLNOIS,

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that  
Jason Francis, Sr. is personally known to me to be the same person(s) whose name(s) are subscribed to the  
forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered  
the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release  
waiver of the right of homestead.

Given under my hand and official seal this 24 day of November 2020.



Notary Public Kevin J. Hughes

My Commission Expires: 12/22/20

Mail subsequent tax bills to: Property 2512, LLC - 1109 N. Bloomington Street, Streator, IL 61364

Fidelity Title 5C20036413



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## LEGAL DESCRIPTION

LOT 43 IN BLOCK 3 IN MORNINGSIDE ADDITION, BEING A SUBDIVISION OF LOTS A, B, AND C IN MEETER'S FIRST SUBDIVISION OF CERTAIN LANDS IN FRACTIONAL SOUTHEAST QUARTER OF FRACTIONAL SECTION 29 AND THE FRACTIONAL EAST HALF OF FRACTIONAL SECTION 32, ALL IN TOWN 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED JUNE 28, 1923 AS DOCUMENT NUMBER 7998946.

Commonly known as 3645 177<sup>TH</sup> PLACE, LANSING, IL 60438

Property Index No. 30-29-403-019-0000

REAL ESTATE TRANSFER TAX		05-Jan-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
30-29-403-019-0000   20201201602439   1-415-282-656		

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Village of Lansing

Patricia Eidam  
Mayor



Office of the Treasurer

Ariette 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: Jason Francis  
3645 177<sup>th</sup> Place  
Lansing, IL 60438

Telephone:

Attorney or Agent: N/A  
Telephone No.: N/A

Property Address: 3645 177<sup>th</sup> Place  
Lansing, IL 60438

Property Index Number (PIN): 30-29-403-019-0000

Water Account Number: 102 2800 00 05

Date of Issuance: January 4, 2021

(State of Illinois)

(County of Cook)

This instrument was acknowledged before  
me on January 4, 2021 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.

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FIDELITY NATIONAL TITLE

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60612

PHONE: (312) 621-5000  
FAX: (312) 621-5033

## 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated December 30, 2020 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the

said Agent  
this 30th day of December  
2020.



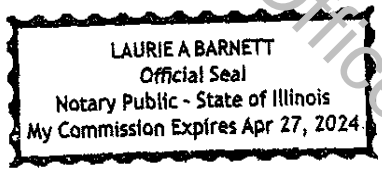
[Signature]  
Notary Public

The grantor 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated December 30, 2020 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the

said Agent  
this 30 day of December  
2020.



[Signature]  
Notary Public

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 ARI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]