

# UNOFFICIAL COPY



\*2104213000\*

**PREPARED BY:**

Attorney Dan Balanoff  
10100 South Ewing  
Chicago, IL 60617

**MAIL TAX BILL TO:**

Teresa Montejano  
17016 Greenbay Ave.  
Lansing, IL 60438

Doc# 2104213000 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/11/2021 09:52 AM PG: 1 OF 3

**QUIT CLAIM DEED  
Statutory (Illinois)**

THE GRANTOR(S), TERESA MONTEJANO, a widow, of the City of Lansing, County of Cook, and State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to TERESA MONTEJANO, and her son, GEORGE MONTEJANO, as joint tenants, all right, title and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 1 (EXCEPT THE NORTH 6 FEET) AND THE NORTH 16 FEET OF LOT 2 IN RESUBDIVISION OF LOTS 4 TO 14, BOTH INCLUSIVE, IN BLOCK 2, AND ALL OF BLOCK 3 IN BRIGHT VIEW ADDITION, BEING A SUBDIVISION OF THE EAST 28 RODS OF THE NORTH 1/2 OF THE NORTHEAST 1/4 EXCEPT THE EAST 7 RODS OF THE NORTH 5 RODS, OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOT 15 IN BLOCK 1 AND LOT 16 IN BLOCK 12 IN LANSING-CALUMET, BEING A SUBDIVISION OF THE WEST 104 RODS OF THE EAST 132 RODS OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER(S): 30-30-206-042-0000**

**PROPERTY ADDRESS: 17016 GREENBAY AVENUE, LANSING, ILLINOIS 60438**

Subject, however, to the general taxes for the year of 2020 and thereafter, and all covenants, restrictions and conditions of record, applicable zoning laws, ordinances and other governmental regulations. 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 forever.

Dated this 18<sup>th</sup> day of November, 2020.

TERESA MONTEJANO

**REAL ESTATE TRANSFER TAX**

11-Feb-2021



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

30-30-206-042-0000

| 20201201680974

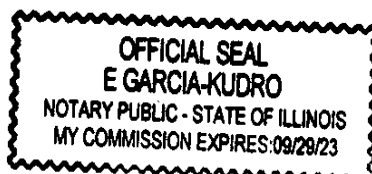
| 3-11-815-696

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that the undersigned, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this 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 18<sup>th</sup> day of November, 2020.

NOTARY PUBLIC

Exempt under paragraph E



COOK COUNTY CLERK  
KAREN A. YARBROUGH  
11 FEB 2021

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 11/18/2020

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Don Balanoff

Evelyn Garcia-Kudro  
AFFIX NOTARY STAMP BELOW

On this date of: 11/18/2020

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 11/18/2020

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Don Balanoff

Evelyn Garcia-Kudro  
AFFIX NOTARY STAMP BELOW

On this date of: 11/18/2020

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

Village of Lansing

**UNOFFICIAL COPY**

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**

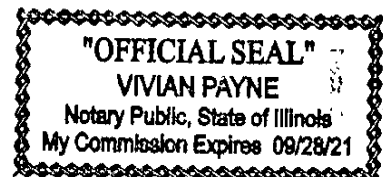
The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Teresa Montejano  
17016 Greenbay Avenue  
Lansing, IL 60438  
Telephone: 773-406-4186  
Attorney or Agent: Daniel Balanoff  
Telephone No.: 773-721-0111  
Property Address: 17016 Greenbay Avenue  
Lansing, IL 60438  
Property Index Number (PIN): 30-30-206-042-0000  
Water Account Number: 314 3150 00 01  
Date of Issuance: December 3, 2020

(State of Illinois)  
(County of Cook)  
This instrument was acknowledged before  
me on December 3, 2020 by  
Vivian Payne.

VILLAGE OF LANSING  
By: *Arlette Frye*  
Village Treasurer or Designee

*Vivian Payne* (Signature of Notary Public) (SEAL)



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