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2104213000

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

PREPARED BY:
Attorney Dan Balanoff
10100 South Ewing
Chicago, IL 60617
MAIL TAX BILL TO:
Teresa Montejano
17016 Greenbay Ave.
Lansing, IL 60438

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 ½ OF THE NORTHEAST ¼ 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 18 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 ½ OF THE NORTHEAST ¼ 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 18th day of November, 2020.

REAL ESTATE TRANSFER TAX 11-Feb-2021

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

30-30-206-042-0000 | 20201201680974 | 0-911-815-696

TERESA MONTEJANO

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 18th day of November, 2020.

NOTARY PUBLIC

Exempt under paragraph E

OFFICIAL SEAL
E GARCIA-KUDRO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/29/23

S Y
P 3
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M Y
SC Y
N
BL

Property of Cook County Clerk's Office

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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 |, 20 20 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: Evelyn Garcia-Kudro

By the said (Name of Grantor): Dan Balanoff

On this date of: 11 | 18 |, 20 20

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL
E GARCIA-KUDRO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/29/23

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 |, 20 20 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: Evelyn Garcia-Kudro

By the said (Name of Grantee): Dan Balanoff

On this date of: 11 | 18 |, 20 20

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL
E GARCIA-KUDRO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/29/23

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)

rev. on 10.17.2016

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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:	**Teresa Montejano**
	17016 Greenbay Avenue
	Lansing, IL 60438
Telephone:	**773-406-4186**
Attorney or Agent:	**Daniel Balanoff**
Telephone No.:	**773-721-01111**
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: _____
Village Treasurer or Designee

_____ (Signature of Notary Public) (SEAL)

"OFFICIAL SEAL"
VIVIAN PAYNE
Notary Public, State of Illinois
My Commission Expires 09/28/21

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

Property of Cook County Clerk's Office