

# UNOFFICIAL COPY



\*2109619054D\*

QUIT CLAIM DEED  
Statutory  
(Illinois)

Mail to:  
Lakeland Title Services  
1300 Iroquois Avenue, Suite 100  
Naperville, IL 60563

# 2 of 2

Name & address of taxpayer:  
Joshua McBroom  
277 Winding Creek Drive  
Naperville, IL 60565

2020-10/5725

Doc# 2109619054 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/06/2021 04:11 PM PG: 1 OF 6

THE GRANTORS, Marys Lane, LLC of 55 Yorktown Shopping Center, Unit 220, Lombard, Illinois 60148, a limited liability company created and existing under and by the virtue of the laws of the State of Illinois, and Joshua McBroom, a married man, of 277 Winding Creek Drive, Naperville, Illinois 60565, for and in consideration of the sum of TEN and NO/100ths DOLLARS and other good and valuable considerations, in hand paid, and pursuant to authority given by the Members of said company,

CONVEY AND QUIT CLAIM to Joshua McBroom, a married man, of 277 Winding Creek Drive, Naperville, Illinois 60565, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See attached legal description attached hereto as Exhibit "A" made a part hereof as though fully set forth.

*Subject to general real estate taxes not due and payable at time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.*

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 in fee simple forever.

Permanent index number: 30-29-407-027-0000  
Property address: 17517 Maple Ave., Lansing, IL 60438  
DATED this 9<sup>th</sup> day of Sept, 2020.

Brenda Murzyn, Authorized Agent  
Marys Lane, LLC

Joshua McBroom

S Y  
P 6  
S X  
M N  
SC X  
E Y  
INT X

REAL ESTATE TRANSFER TAX		08-Jan-2021	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
30-29-407-027-0000		20200901690043   1-480-998-928	

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QUIT CLAIM DEED

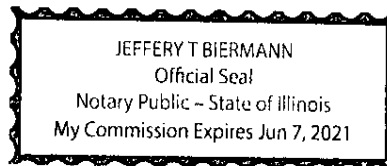
Statutory  
(Illinois)

State of IL, County of Supage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brenda Murzyn and Joshua McBroom, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and the person acknowledged that the person signed, sealed and delivered the instrument as its free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 9<sup>th</sup> day of September, 2020.

Commission expires 6/7/21

\_\_\_\_\_  
Notary Public



COUNTY- ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH E, 35 ILCS 200/31-45, PROPERTY TAX CODE

DATE: 9/9/20

Buyer, Seller, or Representative: Marys Lane LLC  
55 Yorktown Shopping Center  
Unit 220  
Lombard, IL 60148

Recorder's Office Box No.

**NAME AND ADDRESS OF PREPARER:**

**Brenda Murzyn, Attorney at Law**  
**1300 Iroquois Drive, Suite 125**  
**Naperville, IL 60563**

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: HUD  
40 Marietta  
Atlanta, GA 30303

Telephone: 404-331-5136

Attorney or Agent: Lakeland Title  
Telephone No.: 630-442-5200

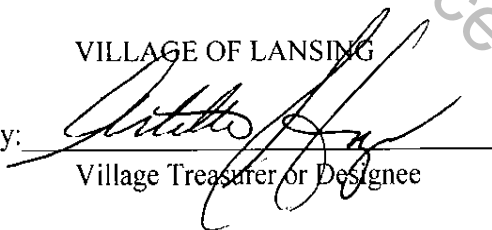
Property Address: 17517 Maple Avenue  
Lansing, IL 60438

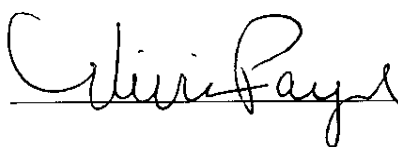
Property Index Number (PIN): 30-29-407-027-0000

Water Account Number: 122 1150 00 02

Date of Issuance: September 4, 2020

(State of Illinois)  
(County of Cook)  
This instrument was acknowledged before  
me on September 4, 2020 by  
Vivian Payne.

VILLAGE OF LANSING  
By:   
Village Treasurer or Designee

 (Signature of Notary Public) (SEAL)



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

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## PLAT ACT AFFIDAVIT

State of Illinois  
County of Wpage

Kristen Murzyn, being duly sworn on oath, states that Secretary of Housing and Urban Development resides at 17517 Maple Ave, Lansing, IL 60438.

That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange or parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80- 318, 1 eff. October 1, 1977.

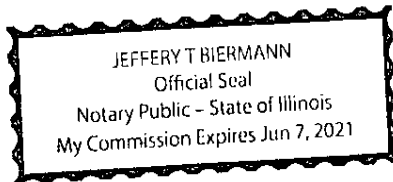
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Kristen Murzyn

SUBSCRIBED and SWORN to before me  
This 9<sup>th</sup> day of September, 2020, 2020.

J. J.  
Notary Public



# UNOFFICIAL COPY

## 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 and hold title to real estate under the laws of the State of Illinois.

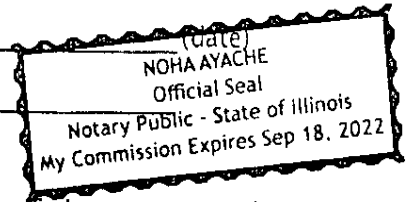
Date: 9/9/2020

Signature: *Arturo Ruane*  
Grantor

Grantor

Subscribed and Sworn before me on 9/9/2020

*Mr. Juan*  
Notary Public



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 and hold title to real estate under the laws of the State of Illinois.

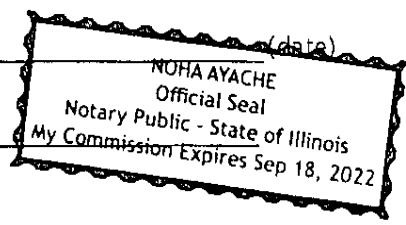
Date: 9/9/2020

Signature: *Ricardo Muro*  
Grantee

Grantee

Subscribed and Sworn before me on 9/9/2020

*Mr. Juan*  
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 a Class A misdemeanor for subsequent offenses.

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LOT 38 IN SHIRLEY PARK SUBDIVISION, THAT PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF LANSING, THORNTON TOWNSHIP, COOK COUNTY, ILLINOIS, LYING SOUTH AND EAST OF THE 300 FOOT RIGHT OF WAY OF THE TRI-STATE EXPRESSWAY AS RECORDED IN DOCUMENT NUMBER 1498643, DESCRIBED AS BEGINNING AT A POINT ON THE STATE LINE BETWEEN INDIANA AND ILLINOIS, SAID LINE BEING THE EAST LINE OF SAID FRACTIONAL 29, SAID POINT BEING 1,207.98 FEET NORTH OF THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 29; SAID POINT BEING 1,207.98 FEET NORTH OF THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 29; THENCE CONTINUING NORTH ON SAID STATE LINE 456.11 FEET TO THE SOUTH LINE OF THE 300.00 FOOT RIGHT OF WAY OF THE TRI-STATE EXPRESSWAY; THENCE NORTHWESTERLY ON SAID 300.00 FOOT RIGHT OF WAY LINE WHICH IS A CURVE OF 6,216.26 FOOT RADIUS, CONVEX TO THE NORTHEAST, WHOSE TANGENT AT THE LAST DESCRIBED POINT MAKES AN INTERIOR ANGLE OF 107 DEGREES 12 MINUTES 17 SECONDS MEASURED SOUTH THROUGH WEST TO NORTHWEST WITH THE STATE LINE, 1,067.88 FEET TO A LINE THAT IS PARALLEL TO AND 157.5 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH ON SAID 157.50 FOOT PARALLEL LINE 634.53 FEET TO THE SOUTH LINE OF THE NORTH 1,385.00 FEET OF SAID SOUTHEAST 1/4; THENCE WEST ON SAID SOUTH LINE OF THE NORTH 1,385.00 FEET 107.50 FEET TO A LINE THAT IS PARALLEL TO AND 50.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH ON SAID 50.00 FOOT PARALLEL LINE 52.00 FEET TO A LINE THAT IS PARALLEL TO AND 1,207.98 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE EAST ON SAID 1,207.98 FOOT PARALLEL LINE 1,145.25 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON MARCH 18, 1957, AS DOCUMENT NUMBER 1786647, ALL IN COOK COUNTY, ILLINOIS.

PIN: 30-29-467-027-0000