

UNOFFICIAL COPY

Prepared by:
Law Offices of Renee
Meltzer Kalman, PC
100 N. LaSalle St, Ste 1605
Chicago, IL 60602

Doc#: 2125312344 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/10/2021 01:07 PM Pg: 1 of 4

Dec ID 20210801659377
ST/CO Stamp 0-168-963-856 ST Tax \$85.00 CO Tax \$42.50

FIDELITY NATIONAL TITLE
CH21028897

WARRANTY DEED-ILLINOIS STATUTORY

GRANTOR: American Residential Opportunity Fund, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Juan Chavez, _____, of the city of Cape Coral, state of Florida, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 18 and Lot 19 in Block Five (5) in the resubdivision of Lots 7 to 20, both inclusive, in Block 5 and of Lots 1 and 2 in Block 7, Lansing Central Subdivision, being a subdivision of the Northwest ¼ of the Southwest ¼ of Fractional Section 32, Township 36 North, Range 15, East of the Third Principal Meridian (except the North 147.5 feet of the East 147.5 feet thereof), in Cook County, Illinois.

PIN: 30-32-300-058-0000

CKA: 18265 BURNHAM AVENUE, LANSING, IL 60438.

Which, with the properties herein described, is referred to herein as the "Premises."
Non-homestead property

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 10th day of August, 2021.

AMERICAN RESIDENTIAL OPPORTUNITY FUND, LLC
BY: HELIX HOMES AMERICA, LLC, MANAGING MEMBER

BY: Susan Chunn
Joseph Nelson, Manager, by Susan Chunn,
attorney-in-fact

UNOFFICIAL COPY

18265 BURNHAM AVE/DEED/AMERICAN RESIDENTIAL to CHAVEZ (CONT'D)

STATE OF CALIFORNIA, COUNTY OF _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Susan Chunn, attorney-in-fact for Joseph Nelson, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing 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 and waiver of the right of homestead.

Given under my hand and official seal, this ____ day of _____, 2021.

See attached _____ (Notary Public)

MAIL TO:

Juan Chavez
1642 NW 32nd Place
Cape Coral FL 33993

REAL ESTATE TRANSFER TAX

01-Sep-2021



COUNTY: 42.50
ILLINOIS: 85.00
TOTAL: 127.50

30-32-300-058-0000 | 20210801659377 | 0-168-963-856

GRANTEES ADDRESS

SEND SUBSEQUENT TAX BILLS TO:

Juan Chavez
1642 NW 32nd Place
Cape Coral FL 33993

Prepared by: Law Offices of Renee Meltzer Kalman, P.C., 100 N. LaSalle Street, Ste 1605, Chicago, IL 60602.

UNOFFICIAL COPY

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

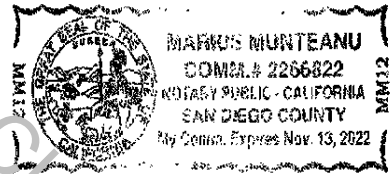
State of California
County of San Diego

On 8/06/2021 before me, Marius Munteanu, Notary Public
(insert name and title of the officer)

personally appeared Susan Chinn
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Marius Chinn (Seal)

PROPERTY OF SAN DIEGO COUNTY CLERK'S OFFICE

VILLAGE OF LANSING

UNOFFICIAL COPY

Patricia L. Eidam
Mayor



Office of the Finance Director

Brian Hanigan
Finance Director

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: American Residential Opportunity Fund, LLC
1545 S 61st Court
Chicago, IL 60804
Telephone: 708-656-3333 Ext 110

Attorney or Agent: Michael Olszewski
Telephone No.: 708-656-3333

Property Address: 18265 Burnham Avenue
Lansing, IL 60438

Property Index Number (PIN): 30-32-300-058-0000

Water Account Number: 301 0901 00 05

Date of Issuance: August 27, 2021

(State of Illinois)
(County of Cook)

This instrument was acknowledged before
me on August 27, 2021 by
Karen Giovane

VILLAGE OF LANSING
By: [Signature]
Village Treasurer or Designee

[Signature]

(Signature of Notary Public) (SEAL)



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