

# UNOFFICIAL COPY

Doc#: 2129545432 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/22/2021 04:11 PM Pg: 1 of 4

Dec ID 20210901662749

ST/CO Stamp 1-703-403-280 ST Tax \$275.00 CO Tax \$137.50

## WARRANTY DEED

Statutory  
(Illinois)

Return to:  
Lakeland Title Services  
1300 Iroquois Ave., Ste 100  
Naperville, IL 60563

Mail to:

Law Office of Glenda J. Gray  
108 Madison  
2nd Floor  
Oak Park, IL 60302

Name & address of taxpayer:

Aaron Austin  
19224 Oakwood Ave.  
Lansing, IL 60438

10/20/21 #1 of 2

THE GRANTOR Rishit Shah, an unmarried man, of 23 S. Wildwood Drive, Prospect Heights, IL 60070, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEYS AND WARRANTS to Aaron Austin, *B. Sr. and Twanna Austin, husband + wife, as tenants by the entirety* ~~married man~~, of 300 Simplan, Lynwood, IL 60411, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 166 IN OAKWOOD ESTATES UNIT NO. 8, BEING A SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 15; ALSO THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 19, 1970, AS DOCUMENT NUMBER 2492324.

### NON-HOMESTEAD PROPERTY

*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: 33-06-411-021-0000

Property address: 19224 Oakwood Ave., Lansing, IL 60438

DATED this TH day of August, 2021.

*Rishit H. Shah*

Rishit Shah

#### REAL ESTATE TRANSFER TAX

14-Sep-2021

		COUNTY:	137.50
		ILLINOIS:	275.00
		TOTAL:	412.50

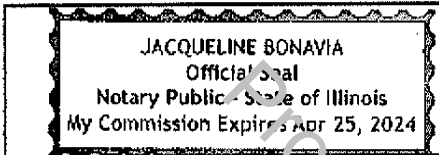
33-06-411-021-0000

| 20210901662749 | 1-703-403-280

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## WARRANTY DEED Statutory (Illinois)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rishit Shah



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 free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 7th day of Sept., 2021.

Commission expires

Jacqueline Bonavia  
Notary Public

Recorder's Office Box No.

### NAME AND ADDRESS OF PREPARER:

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

**UNOFFICIAL COPY****Village of Lansing****Patricia Eidam  
Mayor****Office of the Treasurer****Alette 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: Kshit Shah  
23 S Wilmwood Drive  
Prospect Heights, IL 60070

Telephone: 224-619-9344

Attorney or Agent: Brenda Murzyn/ Jackie Ponavia  
 Telephone No.: 630-961-1058

Property Address: 19224 Oakwood Avenue  
Lansing, IL 60438

Property Index Number (PIN): 33-06-411-021-0000

Water Account Number: 130 0070 00 07

Date of Issuance: September 3, 2021

(State of Illinois)  
 (County of Cook)

This instrument was acknowledged before  
 me on September 3, 2021 by

Vivian Payne.

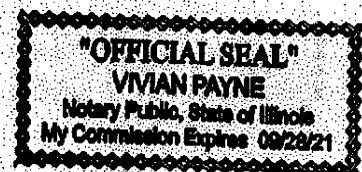
(Signature of Notary Public) (SEAL)

VILLAGE OF LANSING

By: \_\_\_\_\_

Village Treasurer or Designee

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



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LOT 166 IN OAKWOOD ESTATES UNIT NO. 8, BEING A SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 15; ALSO THE NORTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 19, 1970, AS DOCUMENT NUMBER 2492324.

PIN: 33-06-411-021-0000

Property of Cook County Clerk's Office