

UNOFFICIAL COPY

Warranty Deed
Statutory
(ILLINOIS)

Doc#: 2217828083 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/27/2022 02:38 PM Pg: 1 of 4

Saturn title
2232299
1 of 2

Dec ID 20220601649847
ST/CO Stamp 0-377-137-232 ST Tax \$189.50 CO Tax \$94.75

THE GRANTOR(s): LINH D. NGUYEN, single, of 3521 173rd PL, Lansing, IL 60438 for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, **CONVEY(S)** and **WARRANT(S)** to **AMARIS RAMIREZ**, *UNMARRIED*, of *2348 BIRCHWOOD AVE, BERTHOOD, IL 60402*, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

**ISSUE*

LOTS 33 AND 34 IN BLOCK 1 IN SEMMELHAACK AND RUST'S SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property: 17835 Wildwood Ave., Lansing, IL 60438
Permanent Index Number: 30-31-201-008-0000 and 30-31-201-009-0000

SUBJECT TO general real estate taxes for 2021 and subsequent years, and covenants, easements and restrictions of record.

In Witness Whereof, said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) this 20th day of May, 2022.



LINH D. NGUYEN

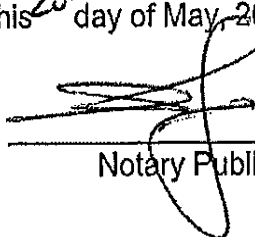
(SEAL)

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State of Illinois)
) SS
 County of Cook)

I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that **LINH D. NGUYEN** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of May, 2022.



 Notary Public

Commission expires 9-21, 2022



This instrument was prepared by:
MITCHELL SHANKS
 Attorney at Law
 4323 West Irving Park Road, Suite 1B
 Chicago, IL 60641

MAIL TO:

~~RAMON RAMIREZ
 17835 WILLOWOOD AVE
 LAWSTAN, IL 60438~~

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
 1030 W. HIGGINS RD.
 SUITE 365
 PARK RIDGE, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

RAMON RAMIREZ
 17835 WILLOWOOD AVE
 LAWSTAN, IL 60438

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EXHIBIT A

Legal:

LOTS 33 AND 34 IN BLOCK 1 IN SEMMELHAACK AND RUST'S SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known address: 17835 Wildwood Ave., Lansing, IL 60438

PIN #: 30-31-201-008-0000

PIN #: 30-31-201-009-0000

Property of Cook County Clerk's Office

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VILLAGE OF LANSING

Patricia L. Bidam
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: Linh Nguyen
3521 173rd Place
Lansing, IL 60438

Telephone: 773-789-0300

Attorney or Agent: Mitchell Shanks, Esq.
Telephone No.: 773-401-1555

Property Address: 17835 Wildwood Avenue
Lansing, IL 60438

Property Index Number (PIN): 30-31-201-008 & 009-0000

Water Account Number: 203 2120 00 13

Date of Issuance: June 14, 2022

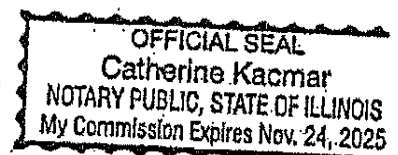
(State of Illinois)
(County of Cook)

This instrument was acknowledged before
me on June 14, 2022 by
Catherine Kacmar.

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.