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QUIT CLAIM DEED
Illinois Statutory

Doc# 2218833024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/07/2022 01:32 PM PG: 1 OF 5

Mail to:
Pelham Investment Group, LLC
905 Wilshire Drive
Wheeling, IL 60090

Name and Address of Taxpayer:
Pelham Investment Group, LLC
905 Wilshire Drive
Wheeling, IL 60090

The Grantor(s), MICHAEL FASTERT, a single person, of the Village of Wheeling, County of Cook, State of Illinois, in and for consideration of Ten and no/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS AND QUIT CLAIMS to

PELHAM INVESTMENT GROUP, LLC, an Illinois Limited Liability Company,
of 905 Wilshire Drive, Wheeling, IL 60090

all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 22 (EXCEPT THE SOUTH 15 FEET), LOT 23 AND THE SOUTH 20 FEET OF LOT 24, IN BLOCK 5 IN AVIATION ADDITION, BEING A SUBDIVISION OF ALL LOTS IN BLOCKS 1, 2, 3, 4, 5, 6, 7 AND 8 IN COMMUNITY CENTER ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 29, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 30-29-316-059-0000
Common Address: 17654 Henry Street, Lansing, IL 60438

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 9 day of June, 2022.

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Michael Fastert

Michael Fastert

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Fastert, a single person, 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 acknowledged that he signed, sealed, and delivered the said instrument as his 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 9th day of June, 2022.



Christine Formanski
Notary Public

my commission expires: 8/14/2023

COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 4, REAL
ESTATE TRANSFER ACT.

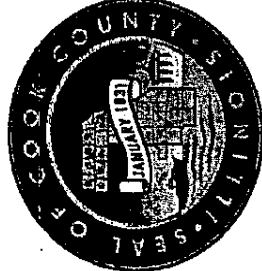
NAME AND ADDRESS OF
PREPARER:
David E. Alms, Ltd.
2815 Forbs Avenue, Suite 107
Hoffman Estates, IL 60192

DATE: 6/9/22
David E. Alms
Buyer, Seller or Representative

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REAL ESTATE TRANSFER TAX

07-Jul-2022



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

30-29-316-059-0000

20220601653001

1-863-795-792

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: 6 | 9 | 2022

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

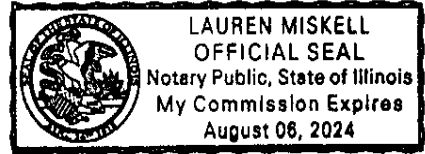
Subscribed and sworn to before me, Name of Notary Public: Lauren miskell

By the said (Name of Grantor): David E. Alms, Attorney

On this date of: 6 | 9 | 2022

NOTARY SIGNATURE: Lauren miskell

AFFIX NOTARY STAMP BELOW



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: 6 | 9 | 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

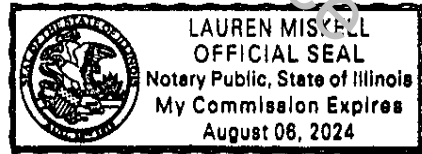
Subscribed and sworn to before me, Name of Notary Public: Lauren miskell

By the said (Name of Grantee): David E. Alms, Attorney

On this date of: 6 | 9 | 2022

NOTARY SIGNATURE: Lauren miskell

AFFIX NOTARY STAMP BELOW



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)**)

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: **Michael Fastert**
905 Wilshire Drive
Wrestling, IL 60090

Telephone: **847-347-7150**

Attorney or Agent: **David E Alms**
Telephone No.: **847-851-2280**

Property Address: **17654 Henry Street**
Lansing, IL 60438

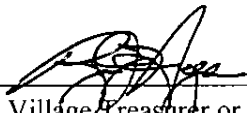
Property Index Number (PIN): **30-29-316-059-0000**

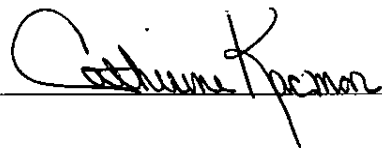
Water Account Number: **111 2360 00 03**

Date of Issuance: **June 22, 2022**

(State of Illinois)
(County of Cook)
This instrument was acknowledged before me on June 22, 2022 by **Catherine Kacmar**.

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.