UNOFFICIAL COPY

WARRANTY DEED

2021-1020828 #1062

Doc#. 2218939121 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/08/2022 09:50 AM Pg: 1 of 4

Dec ID 20220601654980

ST/CO Stamp 0-937-968-720 ST Tax \$173.00 CO Tax \$86.50

(The Above Space for Recorder's Use Only)

DOO OF THE WAY THE GRANTOR, Midland Trust Company as Custodian FBO Antoine Nicholas IRA 1633189 corrected as Midland Trust Company as Custodian FBO Antoine Nicolas IRA 1633189, of 268 Eagle Estates Drive, Debary, Florida 32713, 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 the GRANTEE, Christian Rivera, a single person, of 18809 William Street, Lansing, Illinois 60438, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 64 IN FLANAGIN'S SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER (EXCEPT THE WEST 163.00 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN. LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO AND GRAND TRUNK RAILROAD, ACCORDING TO PLAT THEREOF RECESTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 23, 1965, AS DOCUMENT NUMBER 2248 497

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Permanent Index Number: 33-05-117-002-0000

18809 William Street, Lansing, Illinois 60438 Property Address:

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Dated this day of June, 2022.

MIDLAND TRUST COMPANY AS CUSTODIAN FBO ANTOINE NICHOLAS IRA 1633189 corrected as MIDLAND TRUST COMPANY AS CUSTODIAN FBO ANTOINE NICOLAS IRA 1633189

BY: Jacqueline Diaz/IRA Administrator STATE OF) SS. COUNTY OF

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jacqueline Diaz, IRA Administrator, of Midland Trust Company, 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 she signed, sealed and delivered said instrument as IRA Administrator of Midland Trust Company, as her free and voluntary act, for the uses and purposes therein set forth, including the releast and waiver of the right of homestead.

Given under my hand and notarial seal this 24 day of June, 2022.



SEND SUBSEQUENT

Truemper, Titiner & Brouch, Ltd. 1700 North Farnsworth Avenue, Suite 11

Aurora, IL 60505

Robert F. Brouch

MAIL TO:

THIS INSTRUMENT PREPARED BY:

Steven D. Titiner Truemper, Titiner & Brouch, Ltd. 1700 North Farnsworth Avenue, Suite 11 Aurora, IL 60505

Christian Rivera 18809 William Street Lansing, IL 60438

REAL ESTATE	EAL ESTATE TRANSFER TAX		07-Jul-2022
		COUNTY:	86.50
1 2		ELLINOIS:	173. 0 0
		TOTAL:	2 59.50
33-05-117-	002-0000	20220601654980 0-937-968-720	

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VILLAGE OF LANSING

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 that ges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquest payments, if any, for the following described property have been paid in full as of the date of issuance set forth pelows:

Title Holder's Name: Midland Trust Company as Custodian FBO Antonine

N) colas IRA 1633189

268 For le Estates Drive

Debary, FJ 32713

Telephone: <u>630-514-9342</u>

Attorney or Agent: Attorney Steven Tap:

Telephone No.: 630-701-1200

Property Address: 18809 William Street

Lausing, IL 60438

Property Index Number (PIN): 33-05-117-002-0000

Water Account Number: 323 2550 00 03

Date of Issuance: June 28, 2022

(State of Illinois)

(County of Cook)

This instrument was acknowledged before

me on <u>June 28</u>, 3233 by

Catherine Kacmar.

VILLAGE OF LANSING

Village Pressurer or Designee

OFFICIAL SEAL
Catherine Kacmar

NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Nov. 24, 2025

(Signature of Notary Public) (SEAL

___(Signature of Notary Public) (SEA)

Bv:

N FLANAGIN'S SUBDIVISION, BEIL
ER (EXCEPT THE WEST 163.00 FEET)
SHIP 35 NORTH, RANGE 15, EAST OF THE
TOF WAY OF THE CHICAGO AND GRAND TR.
JISTERED IN THE OFFICE OF THE REGISTRAR OF
JEMBER 23, 1965, AS DOCUMENT NUMBER 2248497.

RIA: 33-65-117-002-0000

2021-1020828/58 Legal Description