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THIS DOCUMENT WAS PREPARED BY:

Matthew R. Panichi
Panichi & Panichi, P.C.
2175 Point Boulevard, Suite 125

Elgin, IL 60123

Doc#. 2219518239 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/14/2022 12:56 PM Pg: 1 of 3

Dec ID 20220701669124

ST/CO Stamp 1-100-174-416 ST Tax \$310.00 CO Tax \$155.00

This space is for RECORDER'S USE ONLY

WARRANTY DEED

THE GRANTORS, Esteban Fernandez and Refugio Fernandez, husband and wife, of 19205 Ada Street, Lansing, IL 60438, for and in consideration of Ten and 00/100 (\$10.00) dollars and other good and valuable consideration in hand paid, CONVEY AND WARRANT to the Grantee, Andrea Wheeler, a single person, of 10440 S. Wabash Avenue, Chicago, IL 60628, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

LOT 27 IN THE FIRST ADDITION TO RIDGEBROOK, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 15 LAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 19205 Ada Street, Lansing, I. 60438

Permanent Index Number: 33-05-305-009-0000

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

2219518239 Page: 2 of 3

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IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this day of June, 2022.
Esteban Fernandez Esteban Fernandez
Refugio Pernandez
STATE OF

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Estetan Fernandez and Refugio Fernandez, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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.

IDAL A FONSECA

Official Seal Notary Public - state of Illinois My Commission Expire. Apr 27, 2024

Given under my hand and official seal this 304 day of JUL

Notary Public

Mail subsequent tax bills to:

Andrea Wheeler 19205 Ada Street Lansing, IL 60438

Return to:

Zohaib Ali Zara Law Group 6825 Hobson Valley Drive, Suite 102 Woodridge, IL 60517

VILLAGE WYGEN SIAG

CPARIEIA 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

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.

OF OUTSTANDING SERVICE CHARGES

Title Holder's Name:

Refugio Fernandez & Esteban Fernandez

19205 Ada Street

Leasing, IL 60438

Telephone:

708-651-9187

Attorney or Agent:

Matthew Pavicoi

Telephone No.:

847-220-0990

Property Address:

19205 Ada Street

Lansing, IL 60438

Property Index Number (PIN):

33-05-305-009-0000

Water Account Number:

330 1576 00 02

Date of Issuance:

July 1, 2022

(State of Illinois)

(County of Cook)

This instrument was acknowledged before

me on July

VILLAGE OF LANSING

C/6/450

Bv:

Village Treasurer or Designee

Catherine Kacmar.

(Signature of Notary Public) (SEAL)

OFFICIAL SEAL
Catherine Kacmar
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Nov. 24, 2025

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