

UNOFFICIAL COPY

Doc# 2224528354 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/02/2022 04:21 PM Pg: 1 of 3

Dec ID 20220801623212

ST/CO Stamp 0-523-233-872 ST Tax \$196.00 CO Tax \$98.00

WARRANTY DEED

THE GRANTOR, Residential Group II, LLC, a limited liability company organized under the laws of the State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT TO THE GRANTEES

** AN UNMORTGAGED PROPERTY*
Bryan Ariel Estrada and Gaston Velasquez and Marlin Iyon Valladares,
husband and wife as tenants in common

In _____, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General Real Estate Taxes for 2021 and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number (PIN): 30-31-211-013-0000 and 30-31-211-014-0000
Address of Real Estate: 17933 Chicago Ave, Lansing, IL 60438

DATED this 25th day of August, 2022.

[Signature] (SEAL)
Benjamin J. Cremer, as Manager of Residential Group II, LLC

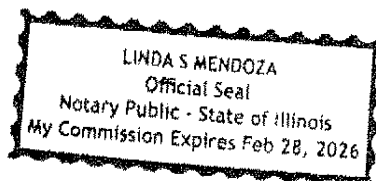
State of IL, County of DuPage

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Benjamin J. Cremer, 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 acknowledged that they signed, sealed 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.

Given under my hand and official seal, this 25 day of August, 2022.

Commission expires 2/28/26 20

[Signature]
NOTARY PUBLIC



22150496
Old Republic Title 1/2
9601 Southwest Highway
Oak Lawn, IL 60453

This instrument was prepared by: The Law Office of Brian J. Russell, 3361 Pecos Circle, Montgomery, IL 60538

UNOFFICIAL COPY

Legal Description

of premises commonly known as 17935 Chicago Ave, Lansing, IL 60438

LOT THIRTY FIVE (35) AND LOT THIRTY SIX (36) IN BLOCK SIX (6), IN LANSING PARK, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 30, AND A PART OF THE WEST HALF (1/2) OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS, ON APRIL 19, 1922, AS DOCUMENT NUMBER 152084.

REAL ESTATE TRANSFER TAX		31-AUG-2022
COUNTY:		98.00
ILLINOIS:		196.00
TOTAL:		294.00
30-31-211-013-000		20220901623212 0-523-233-872

MAIL TO:

Mark J. Kmiec, P.C.
7422 S Polaski Rd
Chicago, IL 60652

SEND SUBSEQUENT TAX BILLS TO:

Bryan Ariel Estrada
17935 Chicago Ave.
Lansing, IL 60438

UNOFFICIAL COPY**VILLAGE OF LANSING****Patricia L. Eidam**
Mayor**Office of the Finance Director****Brian Hanigan**
Finance DirectorTHIS 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:

Residential Group II LLC4401 Northcott AvenueDowd's Grove, IL 60515

Telephone:

630-640-2338

Attorney or Agent:

Ben Cremer

Telephone No.:

630-640-2338

Property Address:

17935 Chicago AvenueLansing, IL 60438

Property Index Number (PIN):

30-31-211-013 & 014-0000

Water Account Number:

121 0851 00 08

Date of Issuance:

August 30, 2022

(State of Illinois)

(County of Cook)

This instrument was acknowledged before
me on August 30, 2022 byCatherine 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.