

UNOFFICIAL COPY

Doc#: 2225228154 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/09/2022 11:56 AM Pg: 1 of 4

Dec ID 20220801619885

ST/CO Stamp 1-545-198-160 ST Tax \$109.00 CO Tax \$54.50

1024353 1of3

Warranty Deed
File No. 1024353

Return to:
Lakeland Title Services
1300 Iroquois Ave., Ste 100
Naperville, IL 60563

THE GRANTOR, JOS 2 LLC, an Illinois limited liability company, of 255 N. Buffalo Grove Road, Suite 7841, Buffalo Grove, Illinois 60089 for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Luxara LLC, an Illinois limited liability company of 450 Airport Road, S10, Elgin, Illinois 60123 all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Index Number(s): 30-31-117-109-0000

Address(es) of Real Estate: 18010 School Street, Lansing, Illinois 60438

Dated this 24th day of August 2022

JOS 2 LLC

By: Marta Piechnik, authorized agent

STATE OF ILLINOIS)
ss)
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Marta Piechnik, 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 acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

UNOFFICIAL COPY

Given under my hand and official seal this 24th day of August 2022



Notary Public



Prepared by:



Rachel Irwin
904 S. Roselle Road, #267
Schaumburg, Illinois 60193

Mail Record Deed and Subsequent Tax Bills to:

Luxara LLC
450 Airport Road S10
Elgin, Illinois 60123

Exhibit "A" - Legal Description

THAT PART OF LOTS THIRTY (30) AND THIRTY ONE (31) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT THIRTY ONE (31) SIX AND ONE HALF (6 1/2) FEET SOUTH OF THE NORTH EAST CORNER THEREOF THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT THIRTY ONE (31) TO A POINT FORTY NINE (49) FEET EAST OF THE WEST LINE OF SAID LOT THIRTY ONE (31); THENCE SOUTH WESTERLY ON A DIAGONAL LINE TO A POINT IN THE WEST LINE OF SAID LOT THIRTY (30), TWENTY AND ONE HALF (20 1/2) FEET NORTH OF THE SOUTH WEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT THIRTY (30), TWENTY (20) FEET, THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT THIRTY (30) TO THE EAST LINE OF SAID LOT THIRTY (30); THENCE NORTH ALONG THE EAST LINE OF SAID LOTS THIRTY (30) AND THIRTY ONE (31), FORTY THREE (43) FEET TO THE PLACE OF BEGINNING, IN BLOCK SEVEN (7) IN GREATER CALUMET ADDITION, BEING A SUBDIVISION IN THE NORTH WEST QUARTER OF SECTION THIRTY ONE (31), TOWNSHIP THIRTY SIX (36) NORTH, RANGE FIFTEEN (15), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		07-Sep-2022
	COUNTY:	54.50
	ILLINOIS:	109.00
TOTAL:		163.50
30-31-117-109-0000		20220801619885 1-645-198-160

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: IOS 2 LLC
9028 N Milwaukee Avenue, Suite B
Niles, IL 60714

Telephone: 847-744-5003

Attorney or Agent: Rachel Irwin, Attorney
 Telephone No.: 630-220-3572

Property Address: 18010 School Street
Lansing, IL 60438

Property Index Number (PIN): 30-31-117-109-0000

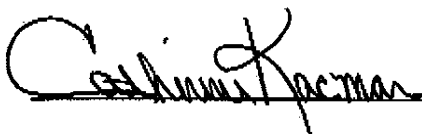
Water Account Number: 204 4200 00 02

Date of Issuance: August 26, 2022

(State of Illinois)
(County of Cook)
This instrument was acknowledged before
me on August 26, 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.

UNOFFICIAL COPY

THAT PART OF LOTS THIRTY (30) AND THIRTY ONE (31) TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT THIRTY ONE (31) SIX AND ONE HALF (6 1/2) FEET SOUTH OF THE NORTH EAST CORNER THEREOF; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT THIRTY ONE (31) TO A POINT FORTY NINE (49) FEET EAST OF THE WEST LINE OF SAID LOT THIRTY ONE (31); THENCE SOUTH WESTERLY ON A DIAGONAL LINE TO A POINT IN THE WEST LINE OF SAID LOT THIRTY (30), TWENTY AND ONE HALF (20 1/2) FEET NORTH OF THE SOUTH WEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT THIRTY (30), TWENTY (20) FEET, THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT THIRTY (30) TO THE EAST LINE OF SAID LOT THIRTY (30); THENCE NORTH ALONG THE EAST LINE OF SAID LOTS THIRTY (30) AND THIRTY ONE (31), FORTY THREE (43) FEET TO THE PLACE OF BEGINNING, IN BLOCK SEVEN (7) IN GREATER CALUMET ADDITION, BEING A SUBDIVISION IN THE NORTH WEST QUARTER OF SECTION THIRTY ONE (31), TOWNSHIP THIRTY SIX (36) NORTH, RANGE FIFTEEN (15), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 30-31-117-109-0000