

UNOFFICIAL COPY

Doc#: 2231416007 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/10/2022 09:18 AM Pg: 1 of 4

Dec ID 20221001661366
ST/CO Stamp 0-588-814-672 ST Tax \$40.00 CO Tax \$20.00

SPECIAL WARRANTY DEED ILLINOIS STATUTORY

THIS INDENTURE, made this 10 day of October, 2022 between WHEELER FINANCIAL, INC., an Illinois corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Empire Property Solutions, LLC whose address is P.O. Box 842, Matteson, Illinois 60443 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does ~~REMISE, RELEASE, ALIEN AND CONVEY~~ unto the party of the second part, and to said parties heirs and assigns, ~~FOREVER~~, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, and to said parties heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements, acts done by or suffered through Purchaser, laws and general real estate taxes for the year 2021 and subsequent years.

Permanent Real Estate Index Number(s): 29-25-405-028-1016

Address of real estate: 2306 Holiday Ter., Unit 159, Lansing, Illinois 60438

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its President, the day and year first above written.

WHEELER FINANCIAL, INC., an Illinois corporation,

By: Timothy E. Gray
Timothy E. Gray President

Prepared by: Gray Law Offices, Inc., 120 North LaSalle Street, Suite 2850, Chicago, Illinois 60602

Chicago Title

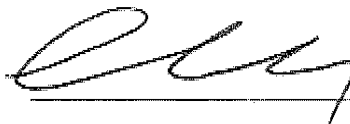
226SA.826029LP Y1

UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Timothy E. Gray, personally known to me to be the President and Director of Wheeler Financial, Inc. of said corporation, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and that he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of November, 2022.



 (Notary Public)

Mail to:

Empire Property Solutions LLC

PO Box 842

Matteson, IL 60443

Name and Address of Taxpayer:

Empire Property Solutions LLC

PO Box 842

Matteson, IL 60443

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Exhibit "A" – Legal Description

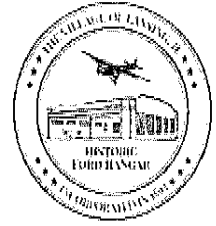
UNIT 159 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HOLIDAY TERRACE CONDOMINIUM BUILDING NO. 6, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 2425506, AS AMENDED, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

VILLAGE OF LANSING

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 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: Wheeler Financial, Inc
120 N LaSalle Street, Suite 2850
Chicago, IL 60602

Telephone: 312-334-1701

Attorney or Agent: Daniel Kosman
 Telephone No.: 630-470-0514

Property Address: 2306 Holiday Terrace, Unit 150M
Lansing, IL 60438

Property Index Number (PIN): 29-25-405-028-1016

Water Account Number: N/A


Date of Issuance: November 2, 2022

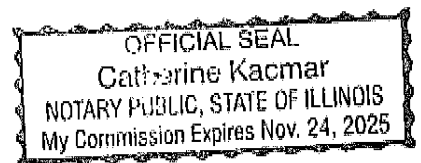
(State of Illinois)
(County of Cook)

VILLAGE OF LANSING

This instrument was acknowledged before
me on November 2, 2022 by
Catherine Kacmar.

By: 
Village Treasurer or Designee

 (Signature of Notary Public) (SEAL)



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