

UNOFFICIAL COPY

Doc#: 2231913490 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/15/2022 03:00 PM Pg: 1 of 6

Dec ID 20221001667143
ST/CO Stamp 2-104-389-968 ST Tax \$68.50 CO Tax \$34.25

WARRANTY DEED

AFTER RECORDING MAIL TO:

HDAD LLC
2203 175th St 2-B

Lansing IL 60438

GRANTEES ADDRESS

MAIL REAL ESTATE TAX BILL TO:

HDAD LLC, an Illinois limited liability
company
2203 175th St., Unit 2-B
Lansing, Illinois 60438

(Reserved for Recorders Use Only)

THE GRANTOR: Tammy T. Pham, a married person, of 8141 Pluskota Dr., Orland Park, IL 60462 for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS to HDAD LLC, an Illinois limited liability company**, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2203 175th St., Unit 2-B, Lansing, Illinois 60438
PIN: 29-25-405-030-1006

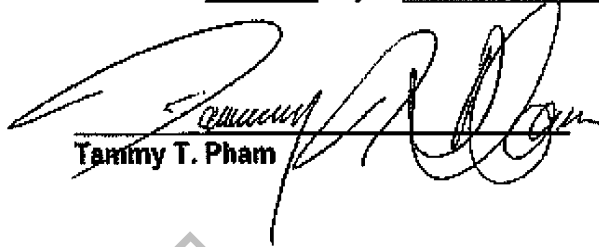
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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.

Fidelity National Title SC22023979

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DATED this 19th day of October, 2022.

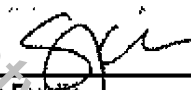


Tammy T. Pham

STATE OF Illinois
COUNTY OF LaSalle) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Tammy T. Pham, 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 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.

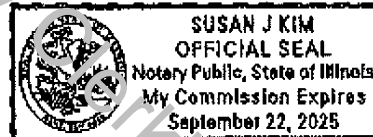
Given under my hand and official seal this 19th day of October, 2022.



Notary Public

NAME AND ADDRESS OF PREPARER:

Susan J. Kim
Attorney at Law
21660 W. Field Pkwy., Suite 118
Deer Park, IL 60010



PROPERTY OF COUNTY CLERK'S OFFICE

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EXHIBIT A

Order No.: SC22023979

For APN/Parcel ID(s): 29-25-405-030-1006

For Tax Map ID(s): 29-25-405-030-1006

UNIT 2-B 2203 BUILDING A, IN ARROW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THAT PART OF THE NORTH 4 ACRES OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN 150 FEET NORTHWESTERLY OF MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID 4 ACRES WHICH IS 379.24 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION; THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE OF SAID 4 ACRES WHICH IS 447.21 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION EXCEPT THAT PART FALLING IN LOT 6 IN SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 EXCEPT THE NORTH 8 RODS OF THE EAST 80 RODS OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25 AFORESAID AND ALSO EXCEPT THAT PART THEREOF FALLING WITHIN A STRIP OF LAND 300 FEET IN WIDTH THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS::

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTH EAST 1/4 OF SECTION 25 AFORESAID SAID POINT BEING 553.75 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTH EAST 1/4 THENCE IN AN EASTERLY DIRECTION IN A STRAIGHT LINE TO A POINT ON THE EAST LINE OF SAID SOUTH EAST 1/4 SAID POINT BEING 540.78 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH EAST 1/4 IN COOK COUNTY, ILLINOIS

PARCEL 2: LOT 8 IN THE SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 EXCEPT THE NORTH 8 RODS OF THE EAST 80 RODS OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 ALL IN SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT FALLING WITHIN A STRIP OF LAND 300 FEET IN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS::

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTH EAST 1/4 OF SECTION 25 AFORESAID SAID POINT BEING 553.75 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTH EAST 1/4 AFORESAID; THENCE IN AN EASTERLY DIRECTION IN A STRAIGHT LINE TO A POINT ON THE EAST LINE OF THE SOUTH EAST 1/4 AFORESAID SAID POINT BEING 540.26 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH EAST 1/4 AFORESAID

PARCEL 3: ALL THAT PART OF LOT 1 IN THE SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 EXCEPT THE NORTH 8 RODS OF THE EAST 80 RODS OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 ALL IN SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN 150 FEET NORTHWESTERLY OF MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED LINE:

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EXHIBIT A

(continued)

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT WHICH IS 379.24 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT THENCE SOUTHWESTERLY 370.16 FEET MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT WHICH IS 209.34 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT; AND

PARCEL 4: ALL THAT PART OF LOT 2 IN THE SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 EXCEPT THE NORTH 8 RODS OF THE EAST 80 RODS OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 ALL IN SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN 150 FEET NORTHWESTERLY OF MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT WHICH IS 209.34 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTHWESTERLY 370.16 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID LOT WHICH IS 38.37 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED AND FILED AS DOCUMENT NUMBER 25365554 AND LR3145753 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

VILLAGE OF LANSING

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Patricia L. Eidam
Mayor

Brian Hanigan
Finance Director



Office of the 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: **Tammy Pham**
8141 Pluskota Drive
Orland Park, IL 60462

Telephone: **708-645-3418**

Attorney or Agent: **Susan J Kim**
Telephone No.: **224-403-3132**

Property Address: **2203 175th Street, Unit 2B**
Lansing, IL 60438

Property Index Number (PIN): **29-25-405-030-1006**

Water Account Number: **N/A**

Date of Issuance: **October 19, 2022**

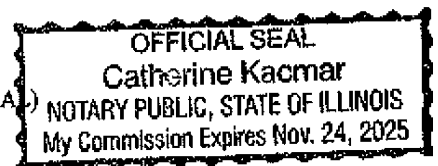
(State of Illinois)
(County of Cook)

This instrument was acknowledged before
me on October 19, 2022 by
Catherine Kacmar.

VILLAGE OF LANSING

By: 
Village Treasurer or Designee

 (Signature of Notary Public) (SEALED)



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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

26-Oct-2022



COUNTY:	34.25
ILLINOIS:	68.50
TOTAL:	102.75

29-25-405-030-1006

20221001667143 | 2-104-389-968