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Doc#: 2302310008 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/23/2023 09:39 AM Pg: 1 of 6

Dec ID 20230101633324
ST/CO Stamp 0-093-936-464 ST Tax \$100.00 CO Tax \$50.00

WARRANTY DEED

22128686

THIS INDENTURE, made this 17th day of January, 2023 by **CHARLES B SERLIN, AS TRUSTEE OF THE CHARLES B. SERLIN LIVING TRUST U/T/A DATED 1/1/15** and **LAZARUS HIGH YIELD INVESTMENTS LLC**, an Illinois limited liability corporation, GRANTOR, for and in consideration of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, convey and sell to, **CA HOMES, LLC**, an Illinois limited liability company, GRANTEE, to vest in GRANTEE, all of the following described premises in Illinois, to wit:

The property commonly known as: **273 MAPLE AVENUE, South Chicago Heights, IL 60411, Parcel Identification No. 32-32-114-018-0000** with a Legal Description as set forth in APPENDIX 1 attached hereto.

GRANTEE shall have and hold such premises subject only to the following:


1. general real estate taxes due and payable and subsequent taxes;
2. liens and encumbrances of record
3. building lines and easements of record;

GRANTOR, for itself and its successors, warrants to GRANTEE the following:

1. GRANTOR has not done anything or suffered to be done anything whereby the subject premises are, or may be in any manner, encumbered;
2. GRANTOR is conveying to GRANTEE good and merchantable title to the subject premises;
3. GRANTOR will forever defend the subject premises from all persons claiming through GRANTOR, but not otherwise.

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IN WITNESS THEREOF, GRANTOR has hereunto set his/her hand and seal:

by: 
**Michael Lazarus, as authorized agent of Lazarus High Yield Investments LLC,
Grantor**

STATE OF ILLINOIS)
COOK COUNTY) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Lazarus personally known to me or proven through satisfactory evidence to be the same persons whose names are subscribed in the foregoing instrument, appeared before me this day in person, and signed, sealed and delivered the said instrument as such Grantor for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of January, 2023.

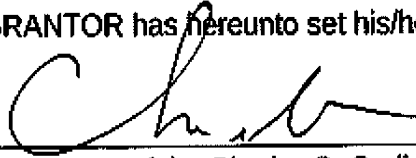

NOTARY PUBLIC



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IN WITNESS THEREOF, GRANTOR has hereunto set his/her hand and seal:

by:



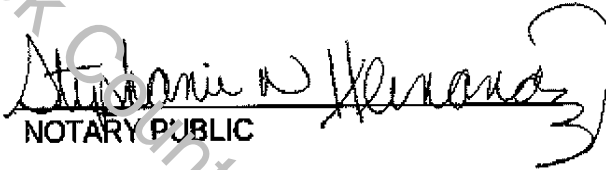
Charles B. Serlin, as *Trustee of the Charles B. Serlin Living Trust u/t/a dated 1/1/15*, Grantor

STATE OF ILLINOIS) SS.
COOK COUNTY)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Charles B. Serlin** personally known to me or proven through satisfactory evidence to be the same persons whose names are subscribed in the foregoing instrument, appeared before me this day in person, and signed, sealed and delivered the said instrument as such Grantor for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of January, 2023.




NOTARY PUBLIC

This instrument was prepared by: Robert J. Augenlicht, 123 W. Madison St., Ste. 700, Chicago, IL 60602

MAIL TO: Chicagoland Property Law LLC, 5521 N. Cumberland Ave., Suite 1120, Chicago IL 60656

SEND SUBSEQUENT TAX BILLS TO: CA Homes LLC, 910 Young St., Lemont, IL 60439

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Appendix 1

Legal Description

LOT 28 IN BLOCK 4 IN ALEXANDER PARK SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTH 45 ACRES OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 9, 1955 AS DOCUMENT 16357452 IN COOK COUNTY, ILLINOIS.

Permanent Index Number: **32-32-114-018-0000**

Common Address: **273 MAPLE AVENUE, South Chicago Heights, IL 60411**

Cook County Clerk's Office

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Village Of South Chicago Heights

Conditional Transfer Certificate

Certificate number : 237

Date Issued 1/17/2023

Property Address: 273 Maple Avenue, South Chicago Heights, Illinois, 60411

Property Index Number : 32-32-114-018-0000

Single Family Residence Condo, Townhouse Two Unit
 Vacant
 Other Multi - Unit (No. of units) *Commercial Mixed Use

Seller's Name: Charles B Serlin, as Trustee of the Charles B Serlin Living Trust dated 1/1/2015

Buyers Name: CA Homes, LLC


Sec. 14-14: An owner who has not completed the repairs identified through the inspection may nevertheless transfer ownership of the property if:

The buyer, conveyed transferee, assignee or successor in title, ownership or interest (hereinafter "buyer") has entered into an agreement with the village whereby the buyer agrees to bring the structure into compliance within the time period determined by the director of building and zoning to bring the structure into compliance with all applicable code requirements within a period not to exceed one hundred eighty calendar days after the closing of the transaction ("Closing"); and

If the buyer enters into such agreement, a conditional transfer certificate will issue in order to allow the closing to be completed. The conditional transfer certificate shall be issued by the director of building and zoning and shall terminate on the one hundred eighty-first day after closing and no extensions shall be granted. A buyer who elects to accept the premises, subject to the inspection with existing violations, and who agrees, in order to close, to be responsible as provided herein, shall execute a sworn affidavit satisfactory to the director of building and zoning which will clearly indicate that the buyer is fully aware of the existing violations as well as the possibility of violations that may have existed but were undiscovered due to lack of access and agrees to accept the requirement and obligation to bring the structure into compliance within one hundred eighty days of the closing. The village shall issue a transfer certificate upon completion of the repairs necessary to bring the dwelling or structure into compliance; and in the event the buyer fails to complete the required repairs and have the repairs verified on reinspection, the director of building and zoning is hereby authorized to pursue enforcement proceedings through the south Chicago heights administrative adjudication process.

A transfer certificate indicates that so far as can be reasonably determined by a visual inspection of the premises and a review of the village records and chapters, the premises meet the requirements of the codes. Neither the village nor the building department assumes any liability in the inspection or the transfer certificate and by the issuance of a transfer certificate does not guarantee or warrant the condition of the premises inspected.

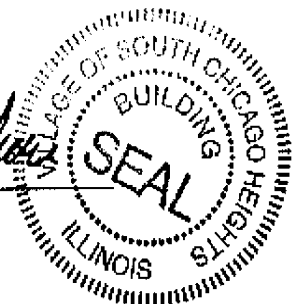
ATTEST



VILLAGE CLERK



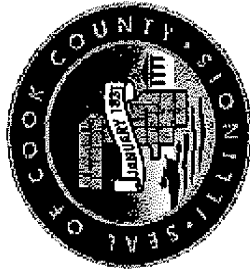
BUILDING DIRECTOR



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REAL ESTATE TRANSFER TAX

20-Jan-2023



COUNTY:
ILLINOIS:
TOTAL:

50.00
100.00
150.00

32-32-114-018-0000

20230101633324

0-093-936-464

Property of Cook County Clerk's Office