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Doc#. 2306116055 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

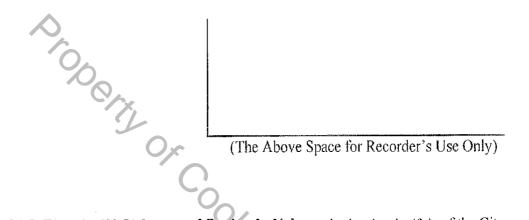
Date: 03/02/2023 02:42 PM Pg: 1 of 4

Dec ID 20230201657519

ST/CO Stamp 1-058-725-712 ST Tax \$290.00 CO Tax \$145.00

WARRANTY DEED ILLINOIS STATUTORY

(Individuals to Individual)



THE GRANTORS, **Timothy W. Kelsven and Regina L. Kelsven**, husband and wife*, of the City of North Las Vegas, State of Nevada, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **GRETCHEN VANHEEREN**, INHAMILE (WORLD), of 16100 Michigan Street, South Holland, IL 60473, all interest in the following described Keal Estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 29-36-201-213-0000

Property Address: 17849 Rose St., Lansing, IL 60438

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general real estate taxes not yet due and payable at the time of closing.

FIDELITY NATIONAL TITLE DC 325 78544

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Dated this 21 day of FEBRUARY, 2023.	
(wolf W. Kelmen (Seal)	
Timothy W. Kelsven	
Regina L. Kelsven (Seal)	
STATE OF HEVOLD	
) SS	
STATE OF <u>Nevada</u>) SS COUNTY OF <u>Clark</u>)	
I the undergiaged a Natary Public in and for	r said County, in the State aforesaid, CERTIFY
	personally known to me to be the same people
	astrument, appeared before me this day in person
	lelivered the instrument as their free and voluntar
	, including the release and waiver of the right o
homestead.	
Given under my hand and notarial seal, this 21st	Lay of February 2013
Given under my hand and notarial sear, and 1994	
	Brandon young
BRANDON YOUNG	Notary Public
Notary Public - State of Nevada	0.
County of Clark APPT. NO. 22-4200-41	74,
My Appt. Expires: October 3, 2026 §	2
	in the second se
THIS INSTRUMENT PREPARED BY:	· (C-
Marneris Law, P.C.	9
10661 South Roberts Road, Suite 107 Palos Hills, IL 60465	
r alos Tillis, 1L 00403	GRANTEE'S ADDRESS
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
Gretchen Vantheeren	Gretchen VanHerren
17849 Rose St Lansing IL, 60438	17849 Bose St Lansing IL, 60438
WIND LL OUTING	pegresia villa menter a library and a

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

THE NORTH 55 FEET OF THE SOUTH 110 FEET OF LOT 1 (EXCEPT THE EAST 310.0 FEET THEREOF) IN MARTIN MUETSCHOW'S SUBDIVISION OF THE EAST 32 RODS OF THE WEST 128 RODS OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THORNTON ROAD, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE MAP THEREOF, RECORDED MAY 29, 1891 AS DOCUMENT 1478266, IN COOK COUNTY, ILLINOIS

Permanent Index Number(s): 29-36-201-213-0000

19 Rose S.

Of Column Clarks Office Property Address: 17249 Rose St., Lansing, IL 60438

UNOFFICIAL CO

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 uncers ened, Village Treasurer for the Village of Lausing, 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 delinquer! 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:

Timothy W Kelsven & Regina L Kelsven

7855 Lyrebird Drive

North Las Vegas, NV 89084

Telephone:

708-912-62-47

Attorney or Agent:

Niko G Marner

Telephine No.:

312-243-6700

Property Address:

17849 Rose Street

Lansing, IL 60438

Property Index Number (PIN):

29-36-201-213-0000

Water Account Number:

212 1410 00 01

Date of Issuance:

February 23, 2023

(State of Illinois)

(County of Cook)

This instrument was acknowledged before

me on tobruary

By:

Village Treasure of Designee

VILLAGE OF LANSING

Clort's

Catherine Kacmar.

(Signature of Notary Public) (SEAT)

OFFICIAL SEAL Catherine Kacmar NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Nov. 24, 2025

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