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Doc#: 2307646123 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/17/2023 01:54 PM Pg: 1 of 5

Dec ID 20230301673024
ST/CO Stamp 1-612-075-216

Lakeshore Title Agency
File No. LST 1616420

QUIT CLAIM DEED

THE GRANTOR, **CYNTHIA J. SEBAHAR**, a surviving joint tenant, of Lansing, County of Cook, State of Illinois for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid, to the grantee in hand paid, CONVEYS and QUITCLAIMS to ~~GERALD M. SEBAHAR AND CYNTHIA J. SEBAHAR, husband and wife as co-trustees~~ of a declaration of trust known as the **GERALD M. SEBAHAR AND CYNTHIA J. SEBAHAR REVOCABLE LIVING TRUST DATED: December 14, 2011**, 19237 Wildwood Avenue, Lansing, IL 60438, of which GERALD M. SEBAHAR AND CYNTHIA J. SEBAHAR are the primary beneficiaries, said beneficial interest to be held as tenancy by the entirety, and all interest in the following described real estate being situated in Cook County, State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

Permanent Real Estate Index Number(s): 33-06-413-009-0000

Address(es) of Real Estate: 19237 Wildwood Avenue, Lansing, IL 60438

Dated this 2/10/23

Exempt under provisions of Paragraph E, Section 31-45, Property Tax Code.

Dated this 2/10/23

Nicholas P. Bottom
Representative

Cynthia J. Sebahar
CYNTHIA J. SEBAHAR

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~~GERALD M. SEBAHAR~~
CYNTHIA J. SEBAHAR
19237 Wildwood Avenue
LANSING, IL 60438
PIN. NO. 33-06-413-009-0000

LEGAL DESCRIPTION

LOT ONE HUNDRED NINETY SIX (196) IN OAKWOOD ESTATES UNIT NO. 8, BEING A SUBDIVISION OF THE NORTH HALF (1/2) OF THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 15; ALSO THE NORTH HALF (1/2) OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 19, 1970, AS DOCUMENT NUMBER 2492324.

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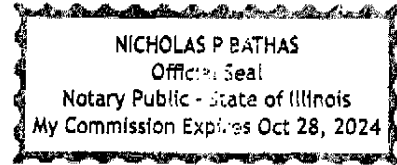
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or any other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 2/10/23

Signature: *Nicholas P. Bathas*
Grantor or Agent

Subscribed and Sworn to before me by the said Grantor this 2/10/23
Notary Public Nicholas P. Bathas

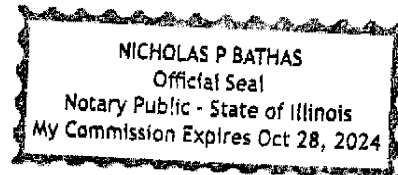


The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or any other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 2/10/23

Signature: *Nicholas P. Bathas*
Grantee or Agent

Subscribed and Sworn to before me by the said Grantee this 2/10/23
Notary public Nicholas P. Bathas



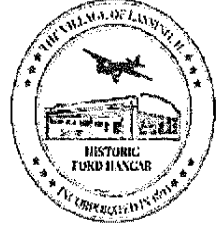
NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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: **Cynthia J Sebahar**
19237 Wildwood Avenue
Lansing, IL 60438

Telephone: **708-895-0478**

Attorney or Agent: **Nicholas P Balthus**
Telephone No.: **630-778-9939**

Property Address: **19237 Wildwood Avenue**
Lansing, IL 60438

Property Index Number (PIN): **33-06-413-009-0000**

Water Account Number: **130 2160 00 01**


Date of Issuance: **March 9, 2023**

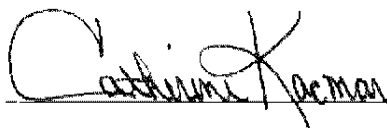
(State of Illinois)

(County of Cook)

This instrument was acknowledged before
me on March 9, 2023 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.

