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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 (ARTEXX)

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, hasband and wife as extrustees 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 $\frac{2}{10}$

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

Dated this 2/10/23

Representative

CYNTHIA J. SEBAHAR

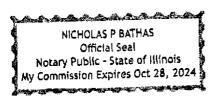
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STATE OF ILLINOIS)
) SS:
COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that CYNTHIA J. SUBAHAR, 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 acknowledged that grantor signed, sealed and delivered the said instrument as a 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 2/(23).



Nicholas P. Bathas, Notary Public My Commission expires 10/28/2024

This instrument was prepared by Nicholas P. Bathas, Attorney-at-Law, 1304 Dunrobin Rd, Ste 100, Naperville, Illinois 60540

Mail to: Nicholas P. Bathas, Attorney-at-Law, 1304 Dunrobin Rd, Ste 100, Naperville, Illinois 60540

or Recorder's Office Box No.

GRANTEE ADDRESS &

Send Subsequent Tax Bills To: **CYNTHIA J. SEBAHAR**, 19237 Wildwood Avenue, Lansing, IL 60438

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GERALD M. SFBAHAR CYNTHIA J. SEBAHAR 19237 Wildwood Avenue LANSING, IL 60433 PIN. NO. 33-06-413-009-5000

LECAL 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 REGISTER D 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: $\frac{\partial (10/3)}{\partial (10/3)}$

Signature: Granton or Agent

Subscribed and Sworn to before me by the said <u>Granton</u>

this 2/10/23 Notary Public Nuchiller P. Bath NICHOLAS P BATHAS Officine Seal Notary Public - State of Illinois My Commission Expines Oct 28, 2024

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:

Grantee or Agent

Subscribed and Sworn to before me by the said Grantee

this $\frac{2}{10/23}$

Notary public rubilou P. Actilian

NICHOLAS P BATHAS
Official Seal
Notary Public - State of Illinois
dy Commission Expires Oct 28, 2024

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.

UNOFFICIA 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 delinque t payments, if any, for the following described property have been paid in full as of the date of issuance set forth botov...

Cynthia J Sebahar Title Holder's Name:

19237 Wildwood Avenue

<u>Lausing, IL 60438</u>

708-895-0478 Telephone:

Attorney or Agent: Nicholas P Bath

Telephine No.: 630-778-9939

Property Address: 19237 Wildwood Avenue

Lansing, IL 60438

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

Water Account Number: <u>130 2160 00 01</u>

Date of Issuance: March 9, 2023

(State of Illinois)

(County of Cook)

This instrument was acknowledged before

me on Worth 9

Catherine Kacmar.

VILLAGE OF LANSI

Village Treasher or Designee

(Signature of Notary Public) (SEA)

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

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