UNOFFICIAL COPY

Doc#. 2314328087 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/23/2023 10:22 AM Pg: 1 of 4

Dec ID 20230501617797

ST/CO Stamp 1-227-107-024 ST Tax \$240.00 CO Tax \$120.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Jennifer M. Balthazar 3321 North Manor Drive Lansing, IL 60438

> FIRST AMERICAN TITLE FILE # AF 103 3 9 10

> > (The Above Space for Recorder's Use Only)

THE GRANTOR Jennifer M. Salthazar, single, of 3321 North Manor Drive, Lansing, IL 60438 for and in consideration of TEN (NI) 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Eric Emmanuel Kouemo and Mireille & Journessi ** b., husband and wife, of 3439 Ridgeland Avenue Unit 201, Berwyn, IL 60402, in fee simple rorever, the following described real estate situated in the County of Cook, in the State of Illinois to vit: ** AND MARIE FRANCOISE AND COUNTARIES OF AND COUNTARIES

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT " A"

Permanent Index Number(s): 33-05-114-008-0000

Property Address: 3321 N Manor Drive, Lansing, 1L 60438

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

SUBJECT TO: covenants, conditions and restrictions of record and building 'mes and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this <u>3</u> day of <u>May</u>, <u>2023</u>.

Jennifer M. Balthazar

UNOFFICIAL COPY

STATE OF ILLINOIS)
•) SS .
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jennifer M. Balthazar 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 she signed, sealed and delivered in the instrument as her 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 notarial seal, this <u>Jeo</u> day of <u>May</u>, <u>2023</u>.

Notary Public

OFFICIAL SEAL
CHRISTOPHER A. WEINUM
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06-03-2023

THIS INSTRUMENT PREPARED BY
Christopher A Weinum
The Law Office of Christopher A. Weinum, LLC
705 E. 162nd Street Suite 201
South Holland, IL 60473

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Ansong Law LLC

203 North La Salle Street Suite 210

Chicago II (2001)

Chicago, IL 60601

ERIC EMMANUEL KOVENO 3321, N MANUR DR LANSING, TL 60438

Eric Emmanuel Kouemo 3321 N Manor Drive Lansing, IL 60438

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

LOT 8 IN MONALDI MANOR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 5, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED IN THE RECORDER'S OFFICE APRIL 29, 1958 AS DOCUMENT 17192379, AND FILED AS DOCUMENT LR1793128, IN COOK COUNTY, ILLINOIS.

Toperty of Coot County Clert's Office

VILLAGE WYQANSING

COPY 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 deinquent 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:

Jennifer M Balthazar

3321 N Manor Drive

Lessing, IL 60438

Telephone:

Attorney or Agent:

CLAS

Telephine No.:

773-384-8200

Property Address:

3321 N Manor Drive

Lansing, IL 60438

Property Index Number (PIN):

33-05-114-008-0000

Water Account Number:

322 3860 00 03

Date of Issuance:

May 10, 2023

(State of Illinois)

(County of Cook)

This instrument was acknowledged before

me on Way 10

122 Pr

Catherine Kacmar.

VILLAGE OF LANSING

By:

Village Freasurer or Designee

(Signature of Notary Public) (SEAL)

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.