

UNOFFICIAL COPY

Doc#. 2315033320 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/30/2023 01:56 PM Pg: 1 of 5
Dec ID 20230501630844
ST/CO Stamp 0-756-116-176

MAIL RECORDED DEED TO:

TitanXL Props LLC
8101 Katy Lane
Orland Park, IL 60462

MAIL TAX BILLS TO:

TitanXL Props LLC
8101 Katy Lane
Orland Park, IL 60462

DEED PREPARED BY

CASTLE LAW LLC
2 N. 129th Infantry Drive
Joliet, Illinois 60435

ABOVE SPACE FOR RECORDER'S

QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH, that the Grantor, **BBH Properties, LLC**, an Illinois Limited Liability Company, whose address is 8101 Katy Lane, Orland Park, IL 60462, for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is Hereby acknowledged, **CONVEY** and **QUIT-CLAIM** to; **TitanXL Props LLC**, an **Illinois Limited Liability Company** whose address is 8101 Katy Lane, Orland Park, IL 60462, the following described real estate, to-wit:

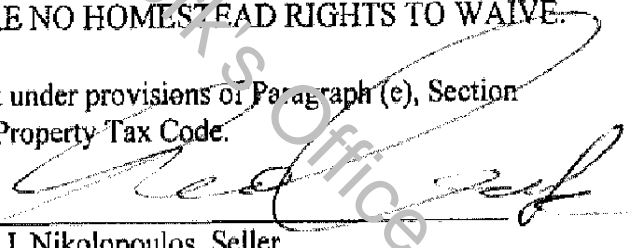
SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER: 30-30-217-035-0000

PROPERTY ADDRESS: 17233 Park Ave, Lansing, IL 60438

THIS IS NOT A HOMESTEAD PROPERTY. THERE ARE NO HOMESTEAD RIGHTS TO WAIVE.

Exempt under provisions of Paragraph (e), Section 31-45, Property Tax Code.


George J. Nikolopoulos, Seller

Date: 05/10/2023


DATED this 10 day May 2023.

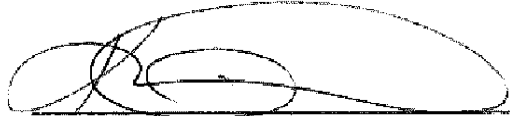

George J. Nikolopoulos

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STATE OF ILLINOIS)
) SS.
COUNTY OF Will)

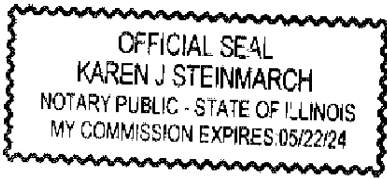
I, the undersigned, George J. Nikolopoulos, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as their free and 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 ^{am} 10 day of May 2023.



NOTARY PUBLIC

My Commission Expires: 5/22/24



Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Permanent Index Number:
Property ID: 30-30-217-035-0000

Property Address:
17233 Park Ave
Lansing, IL 60438

Legal Description:
THE NORTH 10 FEET OF LOT 20 AND ALL OF LOT 21 IN BLOCK 3 IN BERENICE VILLA, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 30 TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

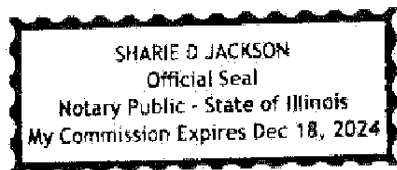
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 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 5/23, 2023

[Signature]
Signature of Grantor or Agent



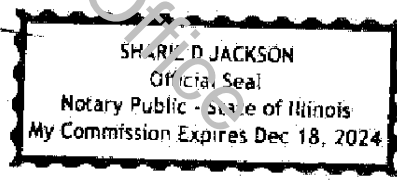
Subscribed and sworn to before
Me by the said George N. Nikolopoulos
this 23rd day of May
2023.

NOTARY PUBLIC [Signature]

The Grantee or his 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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 5/23, 2023

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said George Nikolopoulos
This 23rd day of May
2023.

NOTARY PUBLIC gc

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

VILLAGE OF LANSING UNOFFICIAL COPY

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: BBH Properties, LLC
8101 Katy Lane
Orland Park, IL 60462

Telephone: 708-945-2424

Attorney or Agent: N/A
Telephone No.: N/A

Property Address: 17233 Park Avenue
Lansing, IL 60438

Property Index Number (PIN): 30-30-217-035-0000

Water Account Number: 316 2890 00 04

Date of Issuance: May 23, 2023

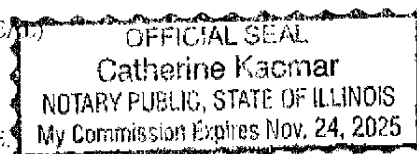
(State of Illinois)
(County of Cook)

This instrument was acknowledged before
me on May 23, 2023 by
Catherine Kacmar.

VILLAGE OF LANSING

By: [Signature]
Village Treasurer or Designee

[Signature] (Signature of Notary Public) (SEAL)



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