

# UNOFFICIAL COPY

## WARRANTY DEED

### AFTER RECORDING MAIL TO:



### MAIL REAL ESTATE TAX BILL TO:

Milo  
Milo Lynn Dixon  
18518 Arcadia Ave.  
Lansing, IL 60438

Doc#: 2315340163 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/02/2023 03:44 PM Pg: 1 of 5

Dec ID 20230501633327  
ST/CO Stamp 1-156-815-568 ST Tax \$211.00 CO Tax \$105.50

(Reserved for Recorders Use Only)

**THE GRANTORS:** Misael Espitia and Kristine M. Espitia, husband and wife, of 18518 Arcadia Ave., Lansing, IL 60438, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to ~~Milo Lynn Dixon~~, single man, of 3059 105th St Lynwood, IL 60411, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 18518 Arcadia Ave., Lansing, IL 60438  
PIN: 30-31-319-046-0000

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

**SUBJECT TO:** Covenants, conditions and restrictions of record and building lines 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.

\* to Milo

CT - 2365856005 RM 1/2 ECA

## UNOFFICIAL COPY

DATED this 26<sup>th</sup> day of May, 2023.

Misael Espitia

Kristine M. Espitia  
Kristine M. Espitia

STATE OF IL )  
COUNTY OF COOK )SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ~~Misael Espitia and Kristine M. Espitia~~, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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.

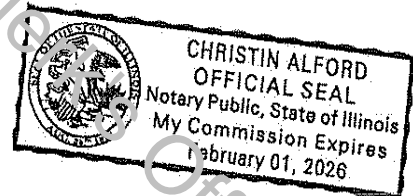
Given under my hand and official seal this 26 day of May, 2023.

Christin Alford

Notary Public

**NAME AND ADDRESS OF PREPARER:**

Monica K. Zablocka  
Attorney at Law  
3215 W. Algonquin  
Rolling Meadows, IL 60008



## UNOFFICIAL COPY

DATED this 25<sup>th</sup> day of MAY, 2023.

Misael Espitia  
Misael Espitia

Kristine M. Espitia  
Kristine M. Espitia

STATE OF IL )  
COUNTY OF Cook )SS

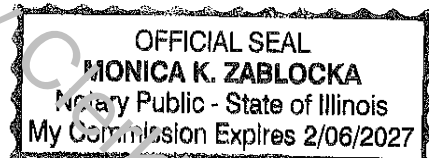
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Misael Espitia and Kristine M. Espitia**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 official seal this 25<sup>th</sup> day of May, 2023.

Monica K. Zablocka  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Monica K. Zablocka  
Attorney at Law  
3215 W. Algonquin  
Rolling Meadows, IL 60008



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## EXHIBIT "A"

**Order No.:** 23GST856095RM

**Property Address:** 18518 Arcadia Avenue, Lansing, IL 60438

**For APN/Parcel ID(s):** 30-31-319-046-0000

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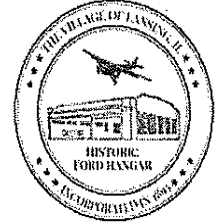
LOT 28 IN LANSING TORRENCE MANOR RESUBDIVISION, BEING A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1957 AS DOCUMENT NUMBER 17096913 IN BOOK 505 OF PLATS, PAGE 40, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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 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: Misael & Kristine Espitia  
18518 Arcadia Avenue  
Lansing, IL 60438

Telephone: 630-209-8208

Attorney or Agent: Monica K Zablocka  
Telephone No.: 847-984-9800

Property Address: 18518 Arcadia Avenue  
Lansing, IL 60438

Property Index Number (PIN): 30-31-319-046-0000

Water Account Number: 215 2400 00 03

Date of Issuance: May 30, 2023

(State of Illinois)  
(County of Cook)

This instrument was acknowledged before  
me on May 30, 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.

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