

# UNOFFICIAL COPY

Doc#: 2324129104 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/29/2023 11:51 AM Pg: 1 of 3

Dec ID 20230801607802  
ST/CO Stamp 2-058-065-360 ST Tax \$62.00 CO Tax \$31.00

## WARRANTY DEED

### MAIL RECORDED DEED TO:

Fernando Cervantes  
690 Long Bridge St. Apt 432  
San Francisco, CA 94158

### MAIL TAX BILL TO:

Fernando Cervantes  
3644 Jackson Street  
Lansing, IL 60438

(Reserved for Recorders Use Only)

GRANTOR, **TL6 IL1, LLC**, a New Jersey limited liability company, created and existing under and by virtue of the laws of the State of New Jersey and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEY and WARRANT to **Fernando Cervantes**, A Married Man of 690 Long Bridge St. Apt 432, San Francisco, CA 94158, to have and to hold, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT NUMBERED 18 IN BLOCK 4 IN MORNINGSIDE ADDITION BEING A SUBDIVISION OF LOTS "A", "B" AND "C" IN MEETER'S FIRST SUBDIVISION A SUBDIVISION OF CERTAIN LANDS IN FRACTIONAL SOUTHEAST QUARTER OF FRACTIONAL 29 AND THE FRACTIONAL EAST HALF OF FRACTIONAL SECTION 32, ALL IN TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED JUNE 28, 1923 AS INSTRUMENT NO. 7998946 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **30-32-200-043-0000**

Address of Real Estate: **3644 Jackson Street  
Lansing, IL 60438**

Chicago Title  
23611521940  
10/1

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

# UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 21 day of AUGUST, 2023.



**Ephraim Finkelstein, authorized signor for  
TL SIX, LLC, member of TL6, IL1, LLC**

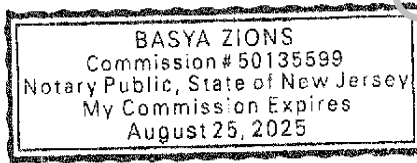
STATE OF New Jersey ) SS  
COUNTY OF Bergen )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Ephraim Finkelstein, authorized signor for TL SIX, LLC, member of TL6, IL1, LLC**, personally known to me to be a Member/Manager of the company, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Member/Manager, he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21<sup>st</sup> day of August 2023, 2023.

Basya Zions  
Notary Public

**PREPARED BY:**  
Goda Bravo  
Attorney at Law  
3535 E. New York Street  
Suite 215  
Aurora, IL 60504



**UNOFFICIAL COPY**

**VILLAGE OF LANSING**

**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**

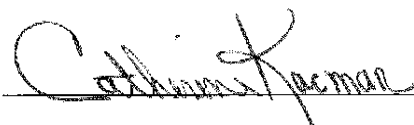
The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

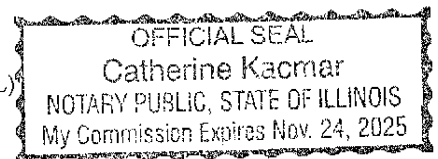
Title Holder's Name: **TL6 IL1, LLC**  
**3644 Jackson Street**  
**Lansing, IL 60438**  
Telephone No.: **773-384-8200**  
Attorney or Agent: **CLAS**  
Telephone No.: **773-384-8200**  
Property Address: **3644 Jackson Street**  
**Lansing, IL 60438**  
Property Index Number (PIN): **30-32-200-043-0000**  
Water Account Number: **102 4860 00 09**  
Date of Issuance: **August 24, 2023**

(State of Illinois)  
(County of Cook)  
This instrument was acknowledged before  
me on August 24, 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.