

# UNOFFICIAL COPY

Chicago Title

23006431647 10/3

**PREPARED BY:**

Cohen Dovitz Makowka, LLC

10729 W. 159<sup>th</sup> Street

Orland Park, IL 60467

(708) 460-7711

Doc#: 2325546053 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/12/2023 08:51 AM Pg: 1 of 3

Dec ID 20230901616457

ST/CO Stamp 1-390-775-760 ST Tax \$80.00 CO Tax \$40.00

**MAIL TAX BILL TO:**

Grandview Capital, LLC

36W995 Red Gate Road

St. Charles, IL 60175

**MAIL RECORDED DEED TO:**

Karrsten Goettel

2000 McDonald Road, Suite 200

South Elgin, IL 60177

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## WARRANTY DEED

THE GRANTOR, **James G. Richards**, a single man, of the Village of Lansing, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, grants, bargains, sells and conveys to the GRANTEE, **Grandview Capital, LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois, having its principal place of business located at 36W995 Red Gate Road, St. Charles, IL 60175, and duly authorized to transact business in the State of Illinois, all right, title, and interest, and hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION: LOT 14 IN H.F.W. SCHULTZ FIRST SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1, 2 AND 8 IN THE SUBDIVISION (EXCEPT THE WEST 30 ACRES THEREOF) THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 30-31-407-018-0000

Property Address: 18272 Burnham Avenue, Lansing, IL 60438

Subject, however, to the general taxes for the year of 2022 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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Dated this 1<sup>st</sup> day of September, 2023.

James G. Richards  
James G. Richards

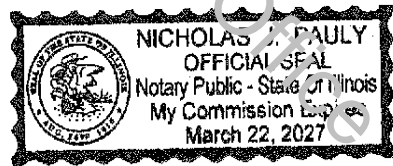
STATE OF ILLINOIS )  
) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **James G. Richards**, is 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 he signed, sealed and delivered said instrument, as his 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 1<sup>st</sup> Day of September, 2023.

Nicholas Pauly  
Notary Public

My commission expires: 3/22/27



# 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: James G Richards  
18272 Burnham Avenue  
Lansing, IL 60438

Telephone No.:

Attorney or Agent: CLAS  
Telephone No.: 773-384-8200

Property Address: 18272 Burnham Avenue  
Lansing, IL 60438

Property Index Number (PIN): 30-31-407-018-0000

Water Account Number: 221 0620 00 01

Date of Issuance: September 1, 2023

(State of Illinois)  
(County of Cook)

This instrument was acknowledged before  
me on September 1, 2023 by  
Catherine Kacmar.

VILLAGE OF LANSING

By: [Signature]  
Village Treasurer or Designee

Catherine Kacmar (Signature of Notary Public) (SEAL)



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