

# UNOFFICIAL COPY

Doc#: 2327533019 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/02/2023 09:18 AM Pg: 1 of 3

Dec ID 20230901630953  
ST/CO Stamp 0-103-187-408 ST Tax \$205.00 CO Tax \$102.50

## WARRANTY DEED

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

File No: 23160453

THIS INDENTURE WITNESSETH, that the Grantor(s), Residential Group II, LLC, a limited liability company organized under the laws of the State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Cedric Bruce-Kotey, a married man the following described real estate, to-wit:

LOTS 3 AND 4 IN BLOCK 5 IN LANSING PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30 AND A PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS ON APRIL 19, 1922 AS DOCUMENT NUMBER 152084, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 30-31-212-028-0000 & 30-31-212-027-0000

Address of Real Estate: 17908 Lorenz Ave, Lansing, IL 60438

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 25<sup>th</sup> Day of September, 20 23

  
Benjamin J. Cremer as Manager of  
Residential Group II, LLC

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STATE OF IL )  
COUNTY OF Cook ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Benjamin J. Cromer, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 25 day of Sept 2023.



Cheryl Trotto  
Notary Public

This Instrument was prepared by:  
The Law Office of Brian J. Russell  
400 N. Michigan Ave., Suite 520  
Chicago IL 60611

Future Tax Bills to:  
Cedric Bruce-Kotey  
1108 Valencia dr.  
Shorewood, IL  
60404

After recording return document to:  
Bill Daniels LLC  
29 S. Brainard Ave  
LaGrange, IL 60525

REAL ESTATE TRANSFER TAX		26-Sep-2023
COUNTY:		102.50
ILLINOIS:		205.00
TOTAL:		307.50

30-31-212-027-0000 | 20230901630953 | 0-103-167-408

# 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: Residential Group II LLC/Ben Cremer

4900 Northcott Avenue

Downers Grove, IL 60515

Telephone No.: 630-640-2338

Attorney or Agent: Brian Russell

Telephone No.: 630-865-7071

Property Address: 17908 Lorenz Avenue

Lansing, IL 60438

Property Index Number (PIN): 30-31-212-027 & 028-0000

Water Account Number: 119 2250 00 08

Date of Issuance: September 22, 2023

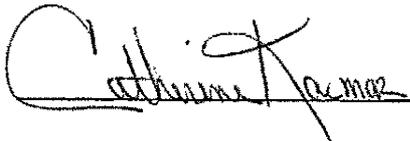
(State of Illinois)

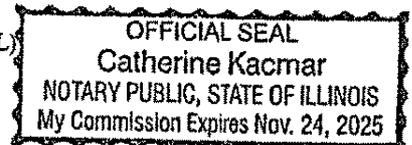
(County of Cook)

This instrument was acknowledged before  
me on September 22, 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.