

UNOFFICIAL COPY

BT 2210023-01476
WARRANTY DEED (232)
INDIVIDUAL TO
CORPORATION



Doc# 2333334013 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/29/2023 11:44 AM PG: 1 OF 5

After Recording Return to:

Burnet Title - Post Closing
One Parkview Plaza, Suite 750
Oakbrook Terrace, IL 60181

KAREN A. TRUMPEY, a/k/a

The Grantor, KAREN TRUMPEY,
a single person never married and not a party to a civil union *
of the County of Cook, State of Illinois
for and in consideration of TEN DOLLARS and 00/100 +/- other good and
valuable consideration CONVEY(S) and WARRANTYS to

LTB EXQUISITE PROPERTIES COMPANY

a corporation created and existing under and by virtue of the laws of
the State of Illinois having its principal office at the
following address 19129 ADA ST., LANSING, IL 60438

the following described real estate situated in the County of COOK,
State of ILLINOIS, to wit:

see attached legal description

Commonly known as: 2237 175th St., #1B, Lansing, IL 60438 *

Permanent Real Estate Index Number(s): 29-25-405-030-1026

together with the tenements, hereditaments and appurtenances thereunto
belonging or in any wise appertaining.

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

SUBJECT TO:* General real estate taxes not due and payable at the time of
Closing; covenants, conditions and restrictions of record; and building
lines and easements, if any.

REAL ESTATE TRANSFER TAX

29-Nov-2023



COUNTY: 17.50
ILLINOIS: 35.00
TOTAL: 52.50

29-25-405-030-1026

| 20231101680308 | 1-024-876-496

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In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 2nd day of NOVEMBER, 2023.

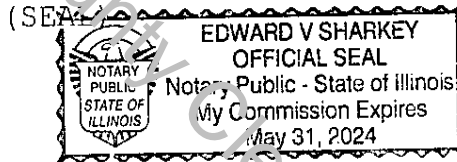
Karen Trumpey
KAREN TRUMPEY

STATE OF ILLINOIS)
COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that KAREN TRUMPEY is personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her own free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 2nd day of NOVEMBER, 2023.

Edward V Sharkey
Notary Public



Commission expires May 31, 2024.

This instrument prepared by: EDWARD V. SHARKEY, Atty. at Law,
SHARKEY & CONROY, P.C., 9991 - 191st St., Mokena, IL 60448

~~After recording return to:~~

EDWARD V. SHARKEY, ATTY.
9991 - 191ST ST.
MOKENA, IL 60448

Send subsequent tax bills to:

~~LARENA BRANCH~~ LTB Exquisite Properties
Company
19129 Ada St
Lansing IL 60438

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Burnet File Number: 2210023-01476

EXHIBIT A

LEGAL DESCRIPTION

ITEM 1:

UNIT 2237 BUILDING C 1-B AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 19TH DAY OF FEBRUARY, 1980 AS DOCUMENT 3145758 AND RECORDED AS DOCUMENT 25365554.

ITEM 2:

AN UNDIVIDED 2.76% PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES.

THAT PART OF THE NORTH 4 ACRES OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN 150 FEET NORTH WESTERLY OF MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID 4 ACRES WHICH IS 379.24 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE NORTH EASTERLY TO A POINT ON THE NORTH LINE OF SAID 4 ACRES WHICH IS 447.21 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION (EXCEPT THAT PART FALLING IN LOT 6 IN SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE NORTH 8 RODS OF THE EAST 80 RODS OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25 AFORESAID) AND (ALSO EXCEPT THAT PART THEREOF FALLING WITHIN A STRIP OF LAND 300 FEET IN WIDTH THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 25 AFORESAID, SAID POINT BEING 553.75 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE IN AN EASTERLY DIRECTION IN A STRAIGHT LINE TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 SAID POINT BEING 540.26 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH EAST 1/4) IN COOK COUNTY, ILLINOIS; AND

PARCEL A:

LOT SIX (6) IN THE SUBDIVISION OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) AND THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) (EXCEPT THE NORTH EIGHT (8) RODS OF THE EAST EIGHTY (80) RODS OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) ALL IN SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOT FALLING WITHIN A STRIP OF LAND 300 FEET IN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25 AFORESAID SAID POINT BEING 553.75 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (1/4) AFORESAID; THENCE IN AN EASTERLY DIRECTION IN A STRAIGHT LINE TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER (1/4) AFORESAID, SAID POINT BEING 540.26 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (1/4) AFORESAID; ALSO

PARCEL B:

ALL THAT PART OF LOT ONE (1) IN THE SUBDIVISION OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) AND THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) (EXCEPT THE NORTH EIGHT (8) RODS OF THE EAST EIGHTY (80) RODS OF THE SOUTH 1/2 OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) ALL IN SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WEST OF A LINE DRAWN 150 FEET NORTHWESTERLY OF, MEASURED AT RIGHT ANGLES TO, THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT WHICH IS THREE HUNDRED

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SEVENTY-NINE AND TWENTY-FOUR HUNDREDTHS (379.24) FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTHWESTERLY THREE HUNDRED SEVENTY AND SIXTEEN HUNDREDTHS (370.16) FEET MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT WHICH IS TWO HUNDRED NINE AND THIRTY-FOUR HUNDREDTHS (209.34) FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT; ALSO

PARCEL C:

ALL THAT PART OF LOT TWO (2) IN THE SUBDIVISION OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) AND THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTH EAST QUARTER (1/4) (EXCEPT THE NORTH EIGHT (8) RODS OF THE EAST EIGHTY (80) RODS OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4)) ALL IN SECTION 25, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, LYING WEST OF A LINE DRAWN 150 FEET NORTHWESTERLY OF, MEASURED AT RIGHT ANGLES TO, THE FOLLOWING DESCRIBED LINE. BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT WHICH IS 209.34 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTHWESTERLY 370.16 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID LOT WHICH IS 38.37 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT.

Permanent Index Number(s): 29-25-405-030-1026

County of Cook County Clerk's Office

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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: Karen Trumpey
210 Plum Creek Drive
Schererville, IN 46375

Telephone No.: 708-459-2919

Attorney or Agent: Edward Sharkey
Telephone No.: 708-478-1100

Property Address: 2237 175th Street, Unit 1B
Lansing, IL 60438

Property Index Number (PIN): 29-25-405-030-1025

Water Account Number: N/A

Date of Issuance: November 3, 2023

(State of Illinois)
(County of Cook)

This instrument was acknowledged before
me on November 3, 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.