

UNOFFICIAL COPY

Doc#: 2335541122 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/21/2023 10:55 AM Pg: 1 of 4

Dec ID 20231201698994
ST/CO Stamp 0-721-989-680 ST Tax \$255.00 CO Tax \$127.50

WARRANTY DEED

THE GRANTOR, **FESTIVAL PROPERTIES LLC**, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **ANEL RCMFRO**, A married woman, of City of Burnham, IL, County of COOK, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 57 IN LANSING TORRENCE MANOR, BEING A RESUBDIVISION OF GLEN OAK SECOND ADDITION BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 18531 OAK AVE LANSING, IL 60438
Parcel ID Number: 30-31-321-042-0000

SUBJECT TO: Covenants, conditions, restrictions of record, rights of way, easements, other encumbrances of record, and General real estate taxes for the years "2023" and subsequent tax years.

THIS IS NOT A HOMESTEAD PROPERTY.

Dated this December 18th, 2023.

Mark Ted Skowron
FESTIVAL PROPERTIES LLC
Through Member
MARK TED SKOWRON

File nr: A1230616
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

1
2

UNOFFICIAL COPY

STATE OF Illinois)
)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MARK TED SKOWRON, 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 acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act.

Given under my hand and official seal, this December 18, 2023.

(Notary seal)
OFFICIAL SEAL
KIMBERLY RUBEL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/10/2025

Kimberly Rubel
(Notary Public)

Prepared by:
Raj P. Sanghvi
Sanghvi Law Group
29 E Madison St, Ste 1201
Chicago, IL 60602

Mail To:

Ancl Romero
18531 Oak Avenue
Lansing IL 60438

Name and Address of Taxpayer:

Ancl Romero
18531 Oak Avenue
Lansing IL 60438

Property of Cook County Clerk's Office

File No: AT230616

UNOFFICIAL COPY

EXHIBIT "A"

LOT 57 IN LANSING TORRENCE MANOR, BEING A RESUBDIVISION OF GLEN OAK SECOND ADDITION BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 18531 OAK AVE LANSING, IL 60438
Parcel ID Number: 30-31-321-042-0000

Property of Cook County Clerk's Office

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule A, Part II-Exceptions. Commitment for Title Insurance 2021 v. 01.00

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



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 SERVICES 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: Festival Properties LLC

2002 Reynolds Dr
Colleyville, TX 76034

Telephone: (650) 290-1735

Attorney or Agent: Sanghvi Law Group LLC

Telephone No.: (312) 798-9177

Property Address: 18531 Oak Ave
Lansing, IL 60438

Property Index Number (PIN): 30-31-321-042-0000

Water Account Number: 223-0751-00-10

Date of Issuance: December 19, 2023

(State of Illinois)

(Cook County)

This instrument was acknowledged before
me on December 19, 2023 by
Karen Giovane

VILLAGE OF LANSING

By: [Signature]
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)



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