

# UNOFFICIAL COPY

Doc#: 2336113020 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/27/2023 09:39 AM Pg: 1 of 5

WARRANTY DEED  
ILLINOIS STATUTORY  
LIMITED LIABILITY COMPANY

Dec ID 20231201699525  
ST/CO Stamp 0-088-322-096 ST Tax \$290.00 CO Tax \$145.00

FIDELITY NATIONAL TITLE

0023018549

THE GRANTOR, VIAMONTE INVESTMENTS GROUP, LLC F/K/A Viamonte Realty, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to Enrique Perez, a married man of 17804 Escanaba Avenue, Lansing, IL 60438, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, General taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s), Building lines and easements, if any, The rights of tenants under existing leases affecting the property, Restrictions and Any other Matters of Record.

Permanent Real Estate Index Number(s): 30-31-323-018-0000

Address(es) of Real Estate: 18348 Exchange Ave  
Lansing, IL 60438

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Authorized Signatory, this:

20th day of December, 2023.

Viamonte Investments Group, LLC

By: 

Authorized Signatory: Cristina Garcia

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STATE OF ILLINOIS, COUNTY OF WILL SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Cristina Garcia is personally known to me to be the Authorized Signatory of Viamonte Investments Group, LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Authorized Signatory signed delivered the said instrument, pursuant to authority given by the Authorized Member(s) of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this this 20th day of December, 2023.



*Maria L Garcia*  
\_\_\_\_\_  
Notary Public

Prepared by:  
Cristina Garcia  
Attorney At Law  
P.O. Box 2645  
Orland Park, IL 60462

Mail to:  
*Enrique Perez*  
*17804 Escanaba Ave*  
*Lansing, IL 60438*

Name and Address of Taxpayer: *Grantees Address \**  
Enrique Perez  
*Enrique Perez*  
*17804 Escanaba Ave*  
*Lansing, IL 60438*

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## **Exhibit "A" – Legal Description**

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LOT 18 IN FERNWOOD SUBDIVISION OF PART OF LOT 4 IN THE SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE GRAND TRUNK RAILROAD, ACCORDING TO PLAT OF SAID SUBDIVISION, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 3, 1963 AS DOCUMENT NUMBER 2072271.

Property of Cook County Clerk's Office

# VILLAGE OF LANSING

# UNOFFICIAL COPY

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 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: Viamonte Investments Group, LLC  
17835 Torrence Ave  
Lansing, IL 60438

Telephone: (708) 418-0793

Attorney or Agent: Cristina Garcia  
 Telephone No.: (708) 388-1400

Property Address: 18348 Exchange Ave  
Lansing, IL 60438

Property Index Number (PIN): 30-31-323-018-0000  
 Water Account Number: 321-2110-00-02

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.

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**REAL ESTATE TRANSFER TAX**

**20-Dec-2023**



<b>COUNTY:</b>	145.00
<b>ILLINOIS:</b>	290.00
<b>TOTAL:</b>	435.00

30-31-323-018-0000

| 20231201699525 | 0-088-322-096

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