

UNOFFICIAL COPY

Doc#: 2400406160 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/04/2024 11:21 AM Pg: 1 of 4

Dec ID 20231101676090
ST/CO Stamp 1-763-985-456 ST Tax \$250.00 CO Tax \$125.00

112
2360063052RM
**WARRANTY DEED
ILLINOIS STATUTORY**

(The Above Space for Recorder's Use Only)

THE GRANTOR Infinity Properties Group, LLC, an Illinois Limited Liability Company, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Kyle French, a married man and Mary Anne Stirnelli, an married, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 30-32-316-025-0000

Property Address: 18434 Walter Street, Lansing, IL 60438

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 11 day of 122, 2023.

A. Sankepally
Akash Reddy Sankepally, As Member

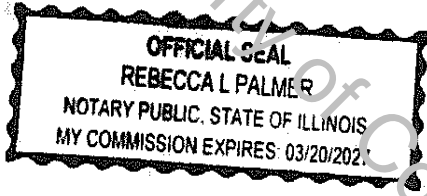
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Akash Reddy Sankepally 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 it signed, sealed and delivered in the instrument as its 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 22 day of Nov, 2023.

Rebecca L. Palmer
Notary Public



THIS INSTRUMENT PREPARED BY
Daniel A. Palmer
Palmer Law, LLC
2500 W. Higgins Rd., Suite 420
Hoffman Estates, IL 60169

MAIL TO:

Zara Law Group
6825 Hobson Valley Dr.
Suite 102
Woodridge, IL 60517

Grantees Address:
SEND SUBSEQUENT TAX BILLS TO:

Kyle French
18434 Walter Street
Lansing, IL 60438

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EXHIBIT A LEGAL DESCRIPTION

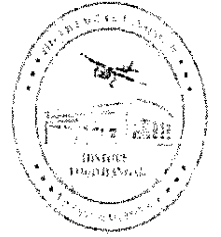
LOT 187 IN SCHULTZ PARK, BEING A SUBDIVISION IN THE SOUTH ONE HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, JUNE 1, 1927, AS DOCUMENT NUMBER 970668.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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: Infinity Properties Group, LLC
8434 Walter Street
Lansing, IL 60438

Telephone No.:

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

Property Address: 18434 Walter Street
Lansing, IL 60438

Property Index Number (PIN): 30-32-316-025-0000

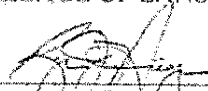
Water Account Number: 301 2800 00 04


Date of Issuance: November 27, 2023

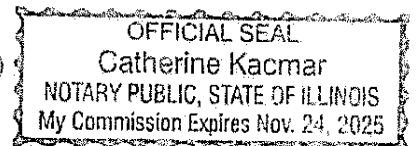
(State of Illinois)
(County of Cook)

This instrument was acknowledged before
me on November 27, 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.