

UNOFFICIAL COPY

Doc#: 2401210012 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2024 11:22 AM Pg: 1 of 3

WARRANTY DEED Statutory (Illinois)

Dec ID 20231201603239
ST/CO Stamp 1-791-273-008 ST Tax \$25.00 CO Tax \$12.50

MAIL TO: CADRE NIVEL
of Chicago LLC
8926 DITOLA CT ST JOHN IN
Name & Address of Taxpayer 46373
Cadre Nivel of Chicago LLC
8926 DITOLA CT
ST JOHN IN 46373

 Chicago Title

236527522 804W N 1041

THE GRANTOR STEPHEN DOWNS, a single man, of the Village of Lansing, County of Cook, State of Illinois for and in consideration of TEN AND NO/100----- DOLLARS and other good and valuable considerations in hand paid.

CONVEYS AND WARRANTS TO CADRE NIVEL OF CHICAGO LLC, of 360 Clyde Ave., Calumet City, County of Cook, State of Illinois, all interest in the following described Real Estate in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

SUBJECT TO: building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; public and utility easements which serve the premises; public roads and highways, if any; and general real estate taxes for the years 2023 and subsequent years;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold, forever.

Permanent Index Number: 29-25-405-030-1009

Address of Property: 2203 175TH ST. UNIT 3A LANSING, IL 60438

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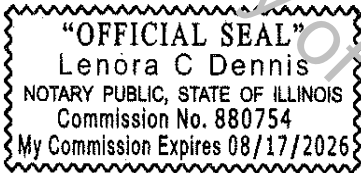
DATED this 21st day of December, 2023.

Stephen Downs (SEAL)
STEPHEN DOWNS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a **NOTARY PUBLIC** in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **STEPHEN DOWNS**, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, this 21st day of December, 2023



Lenora C Dennis
NOTARY PUBLIC

NAME AND ADDRESS OF PREPARER:

SHARON A. ZOGAS & ASSOCIATES, LTD.
10020 South Western Avenue
Chicago, IL 60643

COUNTY-ILLINOIS TRANSFER
STAMPS EXEMPT UNDER PROVISIONS
OF PARAGRAPH E, SECTION 4,
OF REAL ESTATE TRANSFER TAX
ACT.

(DATE)

Buyer, Seller or Representative

Notary Public of Cook County Clerk's Office

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 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: **Stephan Downs**
2203 175th Street, Unit 3A
Lansing, IL 60438

Telephone No.: **708-217-0048**

Attorney or Agent: **Sharon A Zogas**
Telephone No.: **773-233-6600**

Property Address: **2203 175th Street, Unit 3A**
Lansing, IL 60438

Property Index Number (PIN): **29-25-405-030-1009**

Water Account Number: **N/A**

Date of Issuance: **December 13, 2023**

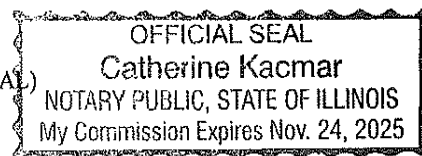
(State of Illinois)
(County of Cook)

VILLAGE OF LANSING

This instrument was acknowledged before
me on December 13, 2023 by
Catherine Kacmar.

By: 
Village Treasurer or Designee

 (Signature of Notary Public) (SEAL)



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