# UNOFFICIAL COPY



Doc# 2408911005 Fee \$88.00 ILRHSP FEE:\$18.00 RPRF FEE:\$1.00 KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/29/2024 9:35 AM

PAGE: 1 OF 4

### This Instrument prepared by:

Scott R. Wheaten, JD CPA Scott R. Wheaton & Associates 3108 Ridge Road Lansing, IL 60438

#### Mail future tax bills to:

Thomas W. Highland, Jr. Trustee 17912 Dekker Street Lansing, IL 60438

#### Mail this recorded instrument to:

Ox Cook Coll Scott R. Wheaton, JD CPA Scott R. Wheaton & Associates 3108 Ridge Road Lansing, IL 60438

#### **DEED IN TRUST**

This Indenture, made this 7th day of March, 2024, between Thomas W. Highland, Jr., an unmarried man, of Lansing, County of Cook and State of Illingis, party of the first part, and Thomas W. Highland, Jr., as Trustee of the Thomas W. Highland, Jr. Land Trust Agreement Number 1 dated March 7, 2024, of 17912 Dekker Street, Lansing, IL 60438, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby GRANT and CONVEY unto said party of the second part, the following described real estate, situated in Cook County, State of Illinois, to wit:

LOT 3, LOT 4 (EXCEPT THE SOUTH 20 FEET THEREOF) IN BLOCK 2 IN TORRENCE AVENUE TERMINAL ADDITION, BEING A SUBDIVISION OF THE SOUTH 122.53 FEET OF LOT 2 AND ALL OF LOT 3 IN THE SUBDIVISION OF PART OF THE EAST 32 1/3 ACRES OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH. RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

# **UNOFFICIAL COPY**

Commonly known as: 17912 Dekker Street, Lansing, IL 60438

Parcel Number: 29-36-201-132-0000

together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part, and to the proper use, benefit and behold forever of said party of the second part.

Thomas W. Highland, Jr.

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 **Thomas W. Highland, Jr.**, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, 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 official seal this 7th day of March, 2024.

Exempt under Paragraph E, Section 4,

1000 M

Real Estate Tax Act.

OFFICIAL SEAL

JAYNE A SLAGER

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 09-04-2026

Scott R. Wheaton, JD CPA

Date: March 7, 2024

**REAL ESTATE TRANSFER TAX** 

29-Mar-2024

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

29-36-201-132-0000

20240301652744 | 0-263-558-704

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# **UNOFFICIAL COPY**

The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 7, 2024

Signature: \_

Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 7th day of March, 2024.

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OFFICIAL SEAL
JAYNE A SLAGER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 09-04-2026

The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: March 7, 2024

Signature:

Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 7th

day of March, 2024.

MOTARY PUBLIC

OFFICIAL SEAL

JAYNE A SLAGER

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 09-04-2026

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



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 deling ant 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:

Thomas W Highland, Jr.

17912 Dekker Street

Lansing, IL 60438

Telephone No.:

708-5.7-9571

Attorney or Agent:

Scott R Wheaven & Associates

Telephone No.:

708-927-9571

Property Address:

17912 Dekker Street

Lansing, IL 60438

Property Index Number (PIN):

29-36-201-132-0000

Water Account Number:

212 0700 00 01

Date of Issuance:

March 8, 2024

(State of Illinois)

(County of Cook)

VILLAGE OF LANSING

·/ortsc

This instrument was acknowledged before

me on March &

dr Designee

Catherine Kacmar.

(Signature of Notary Public) (SEAL)

OFFICIAL SEAL Catherine Kacmar NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Nov. 24, 2025

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