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UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2410114295 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/10/2024 11:46 AM Pg: 1 of 3

Dec ID 20240401673095
ST/Co Stamp 1-308-995-120 ST Tax \$278.00 CO Tax \$139.00

THE GRANTORS

(The space above for Recorder's use only)

Patrick J. Szuba, a married man and Michael J. Edwards, as married man** as tenants in common with 50% interest to each**, of the Village of Lansing, County of Cook, State of Illinois for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS and WARRANTS to Javier Amezcuca, Jr.** of 4550 W. 129th Street, Alsip, IL 60803, in in the following described Real Estate situated in Cook County, Illinois, commonly known as 2645 Indiana Avenue, Lansing, IL 60438, legally described as: **A MARRIED MAN**



LOT 4 IN VAN KLEY'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS: BEGINNING ON THE EAST AND SOUTH LINES OF THE WEST 20 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER AFORESAID, THENCE EAST ON THE SOUTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE WEST LINE OF HERR'S SUBDIVISION; THENCE NORTH ON THE WEST LINE OF HERR'S SUBDIVISION TO THE SOUTH LINE OF INDIANA AVENUE, THENCE IN A NORTH WESTERLY DIRECTION ALONG SOUTH LINE OF INDIANA AVENUE TO THE EAST LINE OF THE WEST 20 ACRES OF SAID EAST HALF OF THE NORTHWEST QUARTER, THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 20 ACRES TO THE POINT OF BEGINNING (EXCEPT THE SOUTH 33 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record and general real estate taxes for 2023 and subsequent years.

Permanent Index Number (PIN): 30-31-120-019-0000
Address(es) of Real Estate: 2645 Indiana Avenue, Lansing, IL 60438

The Grantors** hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**This is not homestead property to Grantors and their respective spouses.

REAL ESTATE TRANSFER TAX		10-APR-2024	
		COUNTY:	139.00
		ILLINOIS:	278.00
		TOTAL:	417.00
30-31-120-019-0000		20240401673095 1-308-995-120	

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: Patrick J Szuba and Michael J Edwards
3181 W Lake Shore Drive
Crown Point, IN 46307

Telephone No.: 219-614-1943

Attorney or Agent: Scott R Wheaton
 Telephone No.: 708-251-1024

Property Address: 2645 Indiana Avenue
Lansing, IL 60438

Property Index Number (PIN): 30-31-120-019-0000

Water Account Number: 209 0950 00 03

Date of Issuance: March 28, 2024

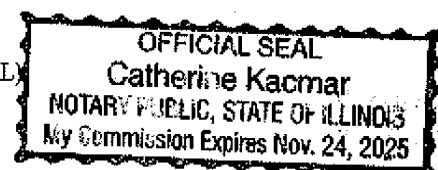
(State of Illinois)
(County of Cook)

VILLAGE OF LANSING

This instrument was acknowledged before
me on March 28, 2024 by
Catherine Kacmar.

By: [Signature]
Village Treasurer or Designee

[Signature] (Signature of Notary Public) (SEAL)



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