132010BMOFFICIAL 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, married man** and Michael J. Edwards, as married man** as tenants in common with 50% in celest 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 Amezcua, 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

LOT 4 IN VAN KLEY'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 MORTH, 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 LAST 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 ACPE? OF SAID EAST HALF OF THE NORTHWEST QUARTER, THENCE SOUTH ALONG THE FAST LINE OF SAID WEST 20 ACRES TO THE POINT OF BEGINNING (EXCEPT THE SOUTH 33 4FET 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.

CEAL ESTATE TRANSFER TAX		<u>u</u> l	1 0-/4 pr- <u>2</u> 024	
		COUNTY:	139.00	
	(10)	ILLINOIS:	278.00	
		TOTAL:	417.00	
30-31-1 20	019-0000	20240401673095 1	-308-995-120	

UNOFFICIAL COPY

Dated this 8th day of Appen Much J Edura	, <u>り</u> らひ (SEAL)	P. J.	12	_(SEAL)
Michael J. Edwards	(SEAL)	Patrick J. Szuba		_(02/12)
Michael J. Lawards		A A A A A A A A A A A A A A A A A A A		
STATE OF))ss.)	/		
I, the undersigned, a Notary Po CERTIFY that Michael J. Edwards and whose names subscribed in the forego- acknowledged that they signed, sealed for the uses and purposes therein set for	d Patrick J. Szuba ing instrument, ap I and delivered the orth, including the	personally known to peared before me this said instrument as the release and waiver of	me to be the same day in person, and eir free and volunta	persons ry act,
Given under my hand and official seal	1018 // uay 0	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4		
MAUREEN P SULLIVAN OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires December 21, 2025	Commis sio	NOTARY PUBLIC n expires 12 U	c UNS	
This instrument was prepared by: Scott R. Wheaton Scott R. Wheaton & Associates 3108 Ridge Road, Lansing, Illinois 60	438	Ship Clark		
MAIL TO:	s	END SUBSEQUEN) :
Javier Amezcua Jr. 2645 Indiana Avenue Lansing, IL 60438	2	avier Amezcua Jr. 645 Indiana Avenue ansing, IL 60438	TYAXELLSTO)
OR				
Recorder's Office Box No				

VILLAGE WYQANSIAG

CPalpera 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 of arges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinguent 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

3 181 W Lake Shore Drive

Crown Point, IN 46307

Telephone No.:

<u>219-o1: 1943</u>

Afterney or Agent:

Scott R Wheater

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)

This instrument was acknowledged before

me on Wareh 28, 2024 by

Catherine Kacmar.

VILLAGE OF LANSING

C/o/t/s/C

By:

Village Freasurer or Designee

Come Hanne

(Signature of Notary Public) (SEAL)

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

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