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13201161

WARRANTY DEED

Doc#: 2411520164 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 4/24/2024 12:00 PM Pg: 1 of 3

Dec ID 20240401684524

ST/Co Stamp 0-468-726-064 ST Tax \$235.00 CO Tax \$117.50

THE GRANTOR

(The space above for Recorder's use only)

Patrick J. Szuba, a married man of the City of Crown Point, County of Lake, State of Indiana 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 **Breona T. Kendall**, **unmarried person** of 17319 Chicago Ave, Lansing, IL 60438, in the following described Real Estate situated in Cook County, Illinois, commonly known as 17858 Lorenz Avenue, Lansing, IL 60438, legally described as:

Situated in the County of Cook, State of Illinois, to wit:

Lots 23 and 24 in Block 8, in Lansing Park, a Subdivision of part of the Southeast Quarter of the Southeast Quarter of Section 30, and a part of the West Half of the East Half of the Northeast Quarter of Section 31, Township 36 North, Range 15, East of the Third Principal Meridian, according to the Plat thereof, filed in the Registrar's Office of Cook County, Illinois, on April 19, 1922, as Document Number 152084.

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

Permanent Index Number (PIN): 30-31-205-047-0000 and 30-31-205-048-0000

Address(es) of Real Estate: 17858 Lorenz Avenue, Lansing, IL 60438

• **This property is not homestead property to the Grantor or his spouse.**
The Grantor hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this 19th day of April, 2024

Patrick J. Szuba (SEAL)
Patrick J. Szuba

STATE OF IL)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick J. Szuba personally known to me to be the same person whose name 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19th day of April, 2024.



Maureen P. Sullivan
NOTARY PUBLIC
Commission expires 12/21/2024

This instrument was prepared by:
Scott R. Wheaton
Scott R. Wheaton & Associates
3108 Ridge Road
Lansing, Illinois 60438

REAL ESTATE TRANSFER TAX		24-APR-2024
		COUNTY: 117.50
		ILLINOIS: 235.00
		TOTAL: 352.50
30-31-205-047-0000	20240401 & 1524	0-468-726-064

MAIL TO:

Breona T. Kendall
17858 Lorenz Avenue
Lansing, IL 60438

SEND SUBSEQUENT TAX BILLS TO:

Breona T. Kendall
17858 Lorenz Avenue
Lansing, IL 60438

OR

Recorder's Office Box No. _____

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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: Patrick J Szuba
17858 Lorenz Avenue
Lansing, IL 60438

Telephone No.: 219-613-1943

Attorney or Agent: Scott R Wheaton & Associates
 Telephone No.: 708-895-2200

Property Address: 17858 Lorenz Avenue
Lansing, IL 60438

Property Index Number (PIN): 30-31-205-047 & 048-0000

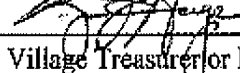
Water Account Number: 119 2160 00 12

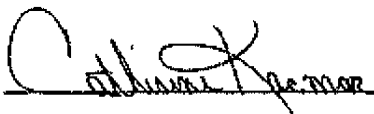
Date of Issuance: April 22, 2024

(State of Illinois)
(County of Cook)

This instrument was acknowledged before
me on April 22, 2024 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.