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Git 41079773 G¹/₃

WARRANTY DEED STATUTORY (ILLINOIS)

Doc#: 2411524142 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 4/24/2024 10:30 AM Pg: 1 of 3

MAIL TO: Mr. Mayes
17832 Glen Oak Ave
Lansing, IL 60438
~~Traoy C. Stallworth, Esq~~
~~45255 S. 04th Avenue, Suite 500~~
~~Orland Park, Illinois 60462~~

Dec ID 20240401681471

ST/Co Stamp 1-806-577-968 ST Tax \$232.00 CO Tax \$116.00

NAME OF TAXPAYER:

Andrei L. Mayes
17832 Glen Oak Avenue
Lansing, Illinois 60438

married to

THE GRANTORS **Alejandro Yanez and Anna P. Gomez**, husband and wife of the City of Lansing, County of Cook, State of Illinois for and in consideration of Ten and no/100 DOLLARS, (\$10.00) and other good and valuable considerations in hand paid,

CONVEY and WARRANT to **Andrei L. Mayes**, a ~~bachelor~~ *single person*, of 17822 Glen Oak Avenue, Lansing Illinois 60438

- ☐ As Joint Tenants with Right of Survivorship and not as Tenants in Common
☐ Husband and Wife, not as Tenants in Common, not as Joint Tenants, but as Tenants by the Entirety
☐ As Tenants in Common

Legal Description:

LOT 19 IN BLOCK 1 IN OAK GLEN GARDENS ADDITION, BEING A SUBDIVISION OF CERTAIN LANDS IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION WHICH POINT IS 330 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE RUNNING SOUTH 0 DEGREES 0 MINUTES, EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1233.37 FEET; THENCE RUNNING SOUTH 89 DEGREES 50 MINUTES EAST FOR A DISTANCE OF 233.0 FEET, THENCE RUNNING SOUTH 0 DEGREES 0 MINUTES EAST FOR A DISTANCE OF 256.8 FEET; THENCE RUNNING SOUTH 82 DEGREES 04 MINUTES EAST FOR A DISTANCE OF 436.55 FEET; THENCE RUNNING NORTH 0 DEGREES 03 MINUTES EAST FOR A DISTANCE OF 1550.8 FEET; THENCE RUNNING NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 666.3 FEET TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): **30-31-100-033-0000**

Address(es) of Real Estate: **17832 Glen Oak Avenue, Lansing, Illinois 60438**

DATED THIS 22nd DAY OF APRIL, 2024

Alejandro Yanez
(SEAL) Alejandro Yanez

Anna P. Gomez
(SEAL) Anna P. Gomez

STATE OF ILLINOIS, COUNTY OF COOK, SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Alejandro Yanez and Anna P. Gomez**, husband and wife personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 22nd day of April, 2024



[Signature]
Notary Public

Preparer of Deed:
Robert Martinez
Attorney At Law
4115 W 26th Street
Chicago, IL 60623

UNOFFICIAL COPY**VILLAGE OF LANSING****Patricia L. Eidam**
Mayor**Office of the Finance Director****Brian Hanigan**
Finance DirectorTHIS 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: Alejandro Yanez
17832 Glen Oak Avenue
Lansing, IL 60438

Telephone No.: 773-964-9431

Attorney or Agent: Roberto Martinez
Telephone No.: 773-818-3020

Property Address: 17832 Glen Oak Avenue
Lansing, IL 60438

Property Index Number (PIN): 30-31-100-033-0000

Water Account Number: 211 0710 00 06

Date of Issuance: April 16, 2024

(State of Illinois)

(County of Cook)

This instrument was acknowledged before
me on April 16, 2024 by
Catherine Kacmar.

VILLAGE OF LANSING

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.