Thaasanh UNOFFICIAL COPY

DEED BY LIMITED LIABILITY COMPANY

MAIL TO: Dominique mcCain ZITI Indiana Ale, LANSING, IL, GOYZO Doc#. 2416214208 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 6/10/2024 12:35 PM Pg: 1 of 3

Dec ID 20240601622399

ST/Co Stamp 0-930-401-584 ST Tax \$230.00 CO Tax \$115.00

TAXPAYER ADDRESS:

2177 Indiana are Lansing, 22. 60438

CMAG INVESTMENTS. LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, and pursuant to authority given by the Member of said limited liability company, as well as by the authority of the Illinois Limited Liability Company Act, 805 ILCS 180/1, et seq., toes hereby Grant, Sell, Bargain and Convey to DOMINIQUE McCAIN, pursuant to the said power and authority referred to above, as well as every other power and authority thereunto enabling, the following described real estate situated in Cook County, Illinois, commonly known as 2177 Indiana Avenue, Lansing, IL 60438, legally described as:

LOT W IN SOUTH GLENVIEW ADDITION TO LANSING, IN COOK COUNTY, ILLINOIS, BEING A SUBDIVISION OF THAT PART OF THE EAST 32 KODS OF THE WEST 96 RODS OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NGKTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SAID SECTION 36, TOWNSHIP 36 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE CHICAGO AND CRAND TRUNK RAILROAD RIGHT OF WAY AND EXCEPT THAT PART LYING SOUTH OF SAUD CHICAGO AND GRAND TRUNK RAILROAD RIGHT OF WAY AND EXCEPT THAT PART OF LOT 4 IN MARTIN MUETSCHOW'S SUBDIVISION FALLING IN SAID TRACT AND EXCEPT THAT PART OF SAID EAST 32 RODS LYING NORTH OF THE CENTER LINE OF THE THORNTON LANSING ROAD), ALL IN COOK COUNTY, ILLINOIS.

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

Permanent Index Number:

29-36-209-009-0000.

V

Address of Real Estate:

2177 Indiana Avenue, Lansing, IL 60438.

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

CESAR LANUZA, Member

UNOFFICIAL COPY

Dated this 3184 day of May, 2024.

CMAG-INVESTMENTS, LLC, AN ILLINOIS
LIMITED LIABILITY COMPANY

By:

STATE OF ILLINOIS) SS.

COUNTY OF COOK

I, the undersigned, a Mozzy Public in and for said County, in the State aforesaid, do hereby certify that CESAR LANUZA, personally known or proven to me to be the same person whose name is subscribed to the foregoing instrument, appeared before the 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 315 day of May, 2024.

MIRIAM D KHOSHABA Official Seal Notary Public - State of Illinois My Commission Expires Sep 22, 2026 Miram Hosheda NOTARY PUBLIC

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08

COUNTY: ILLINOIS: TOTAL: 117,00 27,000 345,00

29-36-209-009-0000

20240601622399 | 0-930-401-584

Prepared by: Attorney Kevin F. Brennan, 4801 W. Peterson, Suite 201, Chicago, IL 60646

VILLAGE WYQAN SING Our 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 Lausing, 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 delinouent 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:

CMAG Investments

FO Box 966

Mckena, IL 60448

Telephone No .:

708-954-5547

Attorney or Agent:

Amanda Saidif.go

Telephone No.:

815-671-1914

Property Address:

2177 Indiana Avenue

Lansing, IL 60438

Property Index Number (PIN):

29-36-209-009-0000

Water Account Number:

213 2501 00 1<u>4</u>

Date of Issuance:

May 28, 2024

(State of Illinois)

(County of Cook)

This instrument was acknowledged before

me on W/ou 38

vd PROS

Catherine Kacmar.

VILLAGE OF LANSING

-10/4's (

Village Treasurer of Design

(Signature of Notary Public) (SEAL)

By:

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.