

# UNOFFICIAL COPY

Doc#: 2417702118 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/25/2024 12:18 PM Pg: 1 of 7

Doc ID 20240601628447

ST/Co Stamp 1-522-687-280 ST Tax \$150.00 CO Tax \$75.00

**Fidelity National Title**

**RECORDING COVER PAGE**

**SWD**

**SCCS230040621**

Property of Cook County Clerk's Office

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Commitment Number: 230040621

Seller's Loan Number: 1273116

AFTER RECORDING RETURN TO:

LUIS PEREZ

2206 THORNTON LANSING RD

Lansing, IL 60438

*Grantee's Address:*

NAME AND ADDRESS OF TAXPAYER

LUIS PEREZ

2206 THORNTON LANSING RD

Lansing, IL 60438

This document prepared by:

Courtney E. Dec, Esq.

8940 Main Street

Clarence, NY 14031

866-333-3081

Parcel ID No.: 29-36-200-095-0000

**SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this 10 day of June, 2024, by and between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is 6555 Excellence Way, Plano, TX 75023, hereinafter referred to as Grantor(s) and **LUIS PEREZ**, whose tax mailing address is 2206 THORNTON LANSING RD, Lansing, IL 60438, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Fifty Thousand Dollars and Zero Cents (\$150,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Cook County, State of Illinois:

**LOT 2 IN BOLEK'S SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE EAST 32 RODS OF THE WEST 96 RODS OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36**

Page 1 of 5

FIDELITY NATIONAL TITLE

SC5230040621

1/2

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**NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF THORNTON LANSING ROAD, AND LYING EAST OF THE NORTH AND SOUTH CENTER LINE OF SAID NORTHWEST 1/4 OF SAID SECTION 26, (EXCEPTING FROM SAID TRACT THAT PART THEREOF FALLING IN LOT 4, IN MARTIN MUETSCHOW'S SUBDIVISION IN SAID NORTHEAST 1/4 OF SECTION 26; ALSO LOT 5 IN MARTIN MUETSCHOW'S SUBDIVISION OF THE EAST 32 RODS OF THE WEST 128 RODS OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THORNTON ROAD AND OF THE FOLLOWING DESCRIBED LAND IN SAID SECTION: COMMENCING AT A POINT 758.59 FEET SOUTH OF THE NORTHWEST CORNER OF THE ABOVE DESCRIBED LAND; THENCE WEST 110.74 FEET; THENCE SOUTH 650.6 FEET; THENCE SOUTH 83 DEGREES, 31 MINUTES 11.41 FEET ALONG THE CENTER OF THORNTON ROAD, THENCE NORTH 663.21 FEET TO THE PLACE OF BEGINNING, ACCORDING TO PLAT OF SAID BOLEK'S SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 25, 1956, AS DOCUMENT NUMBER 1678794.**

Property commonly known as: 2206 THORNTON LANSING RD, Lansing, IL 60438

Prior instrument reference: Doc# 2309429151, Recorded: 04/04/2023

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 10 day of June, 2024.

FEDERAL HOME LOAN MORTGAGE CORPORATION, By ServiceLink, LLC, as Attorney-in-Fact

By: Lauren Helen Pyzoha  
 Name: Lauren Helen Pyzoha

Title: ASSISTANT VICE PRESIDENT

STATE OF Pennsylvania  
 COUNTY OF Allegheny

This instrument was acknowledged before me on 10 day of June, 2024 by

Lauren Helen Pyzoha as  
ASSISTANT VICE PRESIDENT of ServiceLink, LLC, as Attorney-in-Fact for FEDERAL HOME  
 LOAN MORTGAGE CORPORATION.

Heather L. Burroughs  
 (Signature of Notary Public)

Print Name: HEATHER L. BURROUGHS

My commission expires: MY COMMISSION EXPIRES  
MARCH 13, 2026

Commonwealth of Pennsylvania - Notary Seal  
 Heather L. Burroughs, Notary Public  
 Allegheny County  
 My commission expires March 13, 2026  
 Commission number 1328277  
 Member, Pennsylvania Association of Notaries

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**MUNICIPAL TRANSFER STAMP**  
**(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP**  
**(If Required)**

EXEMPT under provisions of Paragraph ~~1~~ Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Agent

Property of Cook County Clerk's Office

# 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: FHLMC (Freddie Mac) c/o Applebrook Realty  
10039 S Western Avenue  
Chicago, IL 60643

Telephone No.: 312-350-0130

Attorney or Agent: Gary Weglarz  
Telephone No.: 773-779-8500

Property Address: 2206 Thornton Road  
Lansing, IL 60438

Property Index Number (PIN): 29-36-200-095-0000

Water Account Number: 213 0740 00 04

Date of Issuance: May 30, 2024

(State of Illinois)

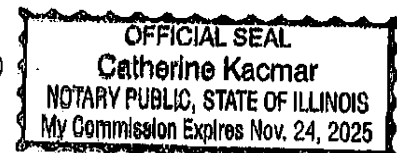
(County of Cook)

This instrument was acknowledged before  
me on May 30, 2024 by  
Catherine Kacmar.

VILLAGE OF LANSING

By: [Signature]  
Village Treasurer or Designee

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

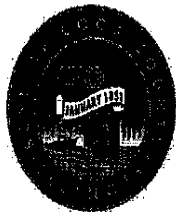


THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

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## REAL ESTATE TRANSFER TAX

17-Jun-2024

**COUNTY:** 75.00**ILLINOIS:** 150.00**TOTAL:** 225.00

29-36-200-095-0000

| 20240601628447 |

| 1-522-687-280