

**PETITION FOR VACATION
TO THE CHAIR AND MEMBERS OF THE COUNTY BOARD:
LAKE COUNTY, WAUKEGAN, ILLINOIS**

Your petitioners: Denise M. Winkowski of 25175 W. Chicago Ave., Ingleside, IL 60041 and Robert Lugo and Shirley Lugo, of 25182 W. Stoughton St., Ingleside, IL 60041.

being the owners of certain land in Pickerel Point Subdivision

and, your petitioners further represent that they are the sole legal owners of:

Winkowski:

Lot 43 in Pickerel Point Subdivision, being a Subdivision of Part of Sections 13 and 24, Township 43 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded June 16, 1924, as Document 241418, in Book "N" of Plats, Page 13, in Lake County, Illinois.

PIN: 05-24-210-004

Lugo:

Lots 44 and 45 in Pickerel Point Subdivision, being a Subdivision of Part of Sections 13 and 24, Township 43 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded June 16, 1924, as Document 241418, in Book "N" of Plats, Page 13, in Lake County, Illinois.

PINS: 05-24-210-006

And do hereby petition your Honorable Board to approve the attached Deeds of Vacation and to revoke, annul, vacate, and set aside that part of said Plat of Subdivision as follows and as more fully set forth on the Plat attached:

That Part of the 40 Foot Public Right of Way lying East of and contiguous to Lots 43 and 44, further described as follows: Beginning at the Southeast Corner of Lot 44, thence South 87 Degrees 51 Minutes East (record) 40.03 Feet to a Point on the East Line of the unimproved 40 Foot Right of Way; thence North 0 Degrees 3 Minutes West (record), parallel with the East Line of said Lots 43 and 44 to a Point of the extension of the South Line of Chicago Avenue Extended East; thence Northwesterly along the Extension of the South Line of Chicago Avenue 40.03 Feet to the Northeast Corner of Lot 43; Thence Southerly to the Southeast Corner of Lot 44 and the Point of Beginning, all in Pickerel Point Subdivision, being a Subdivision of Part of Sections 13 and 24, Township 45 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded June 16, 1924, as Document 241418, in Book "N" of Plats, Page 13, in Lake County, Illinois.

Your petitioners further represent that there are no conflicting interests; that they are the sole owners of all lots adjacent to said street to be vacated.

Your petitioners indemnify and hold harmless the Lake County for damages resulting to any person or persons, which may be incurred due to such vacation.

Your petitioners further represent that the street is not needed for public use and that there is no public need, necessity, or interest in said street. The subject property has never been improved or used in any manner.

Respectfully submitted,

Denise M. Winkowski

Rob

Shirley Lugo

We hereby attest that all information given above is true and complete to the best of our knowledge.

Denise M. Winkowski

I, CHARMAINE L. MOINI, a Notary Public aforesaid, do hereby certify that Denise M. Winkowski, personally known to me is the person who executed the foregoing instrument bearing the date of 9/18/2024 and appeared before me this day in person and acknowledged that she signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18th day of September, 2024.

Notary Public

My Commission expires: May 18th 2026

I, CHARMAINE L. MOINI, a Notary Public aforesaid, do hereby certify that Robert Lugo and Shirley Lugo, personally known to me are the persons who executed the foregoing instrument bearing the date of 9/18/2024 and appeared before me this day in person and acknowledged that they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18th day of September, 2024.

CHARMAINE L. MOINI
Official Seal
Notary Public - State of Illinois
My Commission Expires May 18, 2026

Notary Public
My Commission expires: May 18th 2026

CHARMAINE L. MOINI
Official Seal
Notary Public - State of Illinois
My Commission Expires May 18, 2026

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
LAKE COUNTY)

I, Anthony Vega, County Clerk of Lake County, Illinois, do hereby certify that there are no unpaid current general taxes, no delinquent general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the following described property:

Lot 43 in Pickerel Point Subdivision, being a Subdivision of Part of Sections 13 and 24, Township 43 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded June 16, 1924, as Document 241418, in Book "N" of Plats, Page 13, in Lake County, Illinois.
PIN: 05-24-210-004

I further certify that I have received all statutory fees in connection with the plat. Given under my hand and seal of the County Clerk of Lake County, Illinois.

This 18th day of September, A.D. 2024.



Lake County Clerk



COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
 } SS
LAKE COUNTY }

I, Anthony Vega, County Clerk of Lake County, Illinois, do hereby certify that there are no unpaid current general taxes, no delinquent general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the following described property:

Lots 44 and 45 in Pickerel Point Subdivision, being a Subdivision of Part of Sections 13 and 24, Township 43 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded June 16, 1924, as Document 241418, in Book "N" of Plats, Page 13, in Lake County, Illinois.
PIN: 05-24-210-006

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This 18th day of September, A.D. 2024.


Lake County Clerk



W

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)

SS

LAKE COUNTY)

I, Anthony Vega County Clerk of Lake County, Illinois, do hereby certify that there are no unpaid current general taxes, no delinquent general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the following described property:

Lot 43 in Pickerel Point Subdivision, being a Subdivision of Part of Sections 13 and 24, Township 43 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded June 16, 1924, as Document 241418, in Book "N" of Plats, Page 13, in Lake County, Illinois.
PIN: 05-24-210-004

I further certify that I have received all statutory fees in connection with the plat. Given under my hand and seal of the County Clerk of Lake County, Illinois.

This 30th day of September, A.D. 2024 2025

[Redacted Signature]

Lake County Clerk



COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)

SS

LAKE COUNTY)

I, Anthony Vega, County Clerk of Lake County, Illinois, do hereby certify that there are no unpaid current general taxes, no delinquent general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the following described property:

Lots 44 and 45 in Pickerel Point Subdivision, being a Subdivision of Part of Sections 13 and 24, Township 43 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded June 16, 1924, as Document 241418, in Book "N" of Plats, Page 13, in Lake County, Illinois.
PIN: 05-24-210-006

I further certify that I have received all statutory fees in connection with the plat. Given under my hand and seal of the County Clerk of Lake County, Illinois.

This 30th day of September, A.D. 2024 2025


Lake County Clerk



FIRST AMERICAN TITLE
ORDER # 1802371

Image# 043167810003 Type: DW
Recorded: 04/17/2008 at 12:40:05 PM
Receipt#: 2008-00020507
Total Amt: \$281.00 Page 1 of 3
IL Rental Housing Fund: \$10.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **6334129**

MAIL TO:
Denise M Winkowski
[REDACTED]

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 08 th day of March, 2008, between **HSBC Bank USA as Trustee**, a corporation created and existing under and by virtue of the laws of the State of New Jersey and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Denise M. Winkowski**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Lake and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

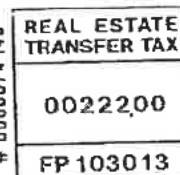
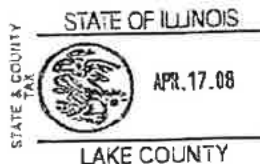
The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 05-24-210-004
PROPERTY ADDRESS(ES):

25175 West Chicago Avenue, Ingleside, IL, 60041

IN WITNESS WHEREOF, said party of the first part has caused by its _____ Atty-In-Fact and _____ Secretary, the day and year first above written.

\$148,000.00



3

PLACE CORPORATE



SEAL HERE

By Atty-In-Fact
ANGELA Pulli

STATE OF NJ)
) SS
COUNTY OF MERCER

I, KEITH AUSTIN a notary public in and for said County, in the State
aforesaid, DO HEREBY CERTIFY that ANGELA Pulli, personally
known to me to be the Atty-In-Fact for HSBC Bank USA as Trustee, and
personally known to me to be the same person whose name is subscribed to the foregoing
instrument, appeared before me this day in person and severally acknowledged that as the
Atty-In-Fact, he signed and delivered the said instrument their free and
voluntary act, and as the free and voluntary act and deed for the uses and purposes therein
set forth.

GIVEN under my hand and official seal this 28 day of MARCH, 2008

KEITH AUSTIN
NOTARY PUBLIC OF NEW JERSEY
My commission expires 6/15/2009

NOTARY PUBLIC

This Instrument was prepared by PIERCE & ASSOCIATES, P.C.,
1 North Dearborn, Suite 1300, Chicago, IL 60602
BY: Carol Richie

PLEASE SEND SUBSEQUENT TAX BILLS TO:
Denise m Winkowski



EXHIBIT A

LOT 43 IN PICKEREL POINT SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 13
AND 24, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 16, 1924 AS DOCUMENT NO. 241418,
IN BOOK "N" OF PLATS, PAGE 13, IN LAKE COUNTY, ILLINOIS

Commonly known as: 25175 West Chicago Avenue, Ingleside, IL 60041



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
JOINT TENANTS**

GREATER ILLINOIS TITLE COMPANY
300 East Roosevelt Road
Wheaton, Illinois 60187

Image# 048958430033 Type: DW
Recorded: 07/18/2012 at 11:38:43 AM
Receipt#: 2012-00043431
Page 1 of 3
Fees: \$189.00
IL Rental Housing Fund: \$10.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **6874255**

726986(1/1)

THE GRANTOR(S) Craig L. Cordova and Shelley M. Cordova, husband and wife of the City of Ingelside, County of Lake, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration to them in hand paid, CONVEY(S) and WARRANT(S) to Robert Lugo and Shirley Lugo, ^{Husband and} GRantee's ADDRESS: 35057 Milwaukee Ave. N, Ingelside, IL 60041 ^{Wife}

of the county of , not as tenants in common, but as joint tenants, the following described Real Estate situated in the County of Lake in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 05-24-212-012
Address(es) of Real Estate: 25182 Stoughton Avenue, Ingelside, Illinois 60041

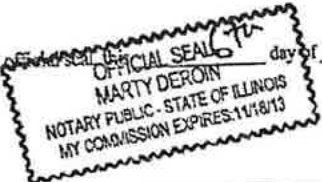
DATED this 6th day of June, 2012

Shelley M. Cordova

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 Craig L. Cordova and Shelley M. Cordova, husband and wife

personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal of the State of Illinois this 26 day of July, 2012
 (Notary Public)

Prepared By: **MARTY DENON**
ATTORNEY AT LAW
SUITE 2028
210 SOUTH CLARK STREET
CHICAGO, ILLINOIS 60603

Mail To:
Robert Lugo and Shirley Lugo

Name & Address of Taxpayer:
Robert Lugo and Shirley Lugo

Ingelside, Illinois 60041

100,000.00

STATE & COUNTY TAX	STATE OF ILLINOIS	# 0000024755	REAL ESTATE TRANSFER TAX
	JUL. 18. 12		0015000
	LAKE COUNTY		FP 103013

ORDER NO.: 1301 - 000726986
ESCROW NO.: 1301 - 000726986

1

REET ADDRESS: 25182 STOUGHTON AVENUE
TY: INGLESIDE ZIP CODE: 60041
X NUMBER: 05-24-210-006-0000

COUNTY: LAKE

Exhibit A'

LEGAL DESCRIPTION:

PARCEL 1: LOTS 44 AND 45 IN WINNESHIEK'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1927 AS DOCUMENT 300969, IN BOOK "R" OF PLATS, PAGE 70, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: LOTS 44 AND 45 IN PICKERAL POINT SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 13 AND 24, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1924 AS DOCUMENT 241418, IN BOOK "N" OF PLATS, PAGE 13, IN LAKE COUNTY, ILLINOIS.

PARCEL 3: LOT 43 IN WINNESHIEK'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1927 AS DOCUMENT 300969, IN BOOK "R" OF PLATS, PAGE 70, IN LAKE COUNTY, ILLINOIS.

DEED OF VACATION

The Grantor, LAKE COUNTY, of Lake
County and State of Illinois, given under
the hand of the Plats Officer, CONVEYS
and QUIT CLAIMS to DENISE M. WINKOWSKI,
of the City of Ingleside, Lake County, and
State of Illinois, all interest in the following
Described Real Estate situated in Lake County,
and in the State of Illinois, to-wit:

THAT PART OF THE VACATED 40 FOOT PUBLIC RIGHT OF WAY AS VACATED BY DOCUMENT _____, RECORDED ON _____, 20____,
LYING SOUTH OF THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY OF CHICAGO AVENUE AND LYING EAST OF AND CONTIGUOUS TO
LOT 43 AND LYING NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOTS 50 THROUGH 43, BOTH INCLUSIVE, ALL IN PICKEREL
POINT SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 13 AND 24, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 16, 1924 AS DOCUMENT 241418 IN BOOK "N" OF PLATS, PAGE
13, IN LAKE COUNTY, ILLINOIS.

To the same effect as if same had never been shown on the original plat of said subdivision,
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws
of the State of Illinois.

DATED the _____ day of _____, 2025.

Lake County Plats Officer

STATE OF ILLINOIS)
) SS
LAKE COUNTY)

I, _____, a Notary Public aforesaid, do hereby certify that _____
personally known to me is the person who executed the foregoing instrument bearing the date
of _____ and appeared before me this day in person and
acknowledged that he/she signed, sealed and delivered the same instrument for the uses and
purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 2025.

Notary Public

My Commission Expires: _____

Mail to:

DEED OF VACATION

The Grantor, LAKE COUNTY, of Lake County and State of Illinois, given under the hand of the Plats Officer, CONVEYS and QUIT CLAIMS to ROBERT LUGO and SHIRLEY LUGO, of the City of Ingleside, Lake County, and State of Illinois, all interest in the following Described Real Estate situated in Lake County, and in the State of Illinois, to-wit:

THAT PART OF THE VACATED 40 FOOT PUBLIC RIGHT OF WAY AS VACATED BY DOCUMENT _____, RECORDED ON _____, 20__, LYING NORTH OF THE EASTERLY EXTENSION OF THE NORTH RIGHT OF WAY OF STOUGHTON STREET AND LYING EAST OF AND CONTIGUOUS TO LOT 44 AND LYING SOUTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOTS 50 THROUGH 43, BOTH INCLUSIVE, ALL IN PICKEREL POINT SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 13 AND 24, TOWNSHIP 45 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 16, 1924 AS DOCUMENT 241418 IN BOOK "N" OF PLATS, PAGE 13, IN LAKE COUNTY, ILLINOIS.

To the same effect as if same had never been shown on the original plat of said subdivision, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED the _____ day of _____, 2025.

Lake County Plats Officer

STATE OF ILLINOIS)
) SS
LAKE COUNTY)

I, _____, a Notary Public aforesaid, do hereby certify that _____

_____ personally known to me is the person who executed the foregoing instrument bearing the date of _____ and appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the same instrument for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _____ day of _____, 2025.

Notary Public

My Commission Expires: _____

Mail to:
