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Doc#: 1419746068 Fee: \$44.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/16/2014 02:07 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED

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This Special Warranty Deed, by Grantor, **South Suburban Land Bank and Development Authority aka SSLBDA ("Grantor")**, an Illinois intergovernmental agency, located at 1904 W. 174th Street, East Hazel Crest, Illinois, 60429, for and in consideration of Ten Dollars (\$10.00) paid, hereby grants, remises, and conveys unto Grantee, **Village of Park Forest ("Grantee")**, 350 Victory Drive, Park Forest, Illinois 60466, without recourse, representation or warranty except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situation in the County of Cook, State of Illinois, legally described as follows ("**the Premises**"):

LOT 1 IN BLOCK 4 IN VILLAGE OF PARK FOREST AREA NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ AND THE NORTH EAST ¼ OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THE ELGIN JOLIET AND EASTERN RAILROAD, ALL IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 25, 1951, AS DOCUMENT 15107641, IN COOK COUNTY, ILLINOIS.

Commonly known as: 225 Allegheny, Park Forest, Illinois 60456

Parcel Identification No.: 32-30-205-001-0000

Subject to: 1) Real estate taxes for the year of 2013 and subsequent years; and
2) All setbacks, easements, covenants, conditions and ort restrictions of record.

And Grantor, for itself and its successors does covenant, promise and warrant to and with Grantee, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor will warrant and forever defend title against all persons claiming through Grantor, but not otherwise.

IN WITNESS WHEREOF, South Suburban Land Bank and Development Authority has caused these presents to be signed on its behalf, this 3rd day of July, 2014.

EXEMPTION APPROVED

Shala C. McLean
VILLAGE CLERK
VILLAGE OF PARK FOREST

Russ Rydin by BDA as attorney in fact
Russ Rydin, Executive Director
South Suburban Land Bank and Development Authority

FIDELITY NATIONAL TITLE

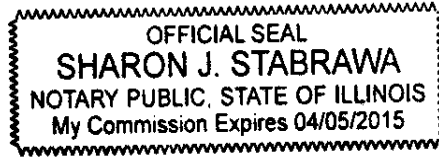
52020043

By: Brent Denzin, Attorney in Fact

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On this 3rd day of July, 2014, before me, a Notary Public in and for said county, personally appeared Brent Denzin, personally known, who being by me duly sworn or affirmed did say that that person is attorney in fact for South Suburban Land Bank and Development Authority, by authority of the Executive Director and Board of Directors, and acknowledged the execution of said instrument to be the voluntary act and deed of South Suburban Land Bank and Development Authority, by it voluntarily executed.

Sharon J. Stabrawa
NOTARY PUBLIC



Exempt under Provision of Paragraph B
of the Real Estate Transfer Act (35 ILCS 200/31-45)

When Recorded Return to:

Mark H. Stark
3318 W 95th Street
Evergreen Park IL 60805

Send Subsequent Tax Bills To:

Village of Park Forest
350 Victory Drive
Park Forest IL 60466

Drafted by:

Brent Denzin
Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C.
140 South Dearborn, Suite 600
Chicago, Illinois 60603

COOK COUNTY CLERK'S OFFICE

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

PHONE:

FAX:

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

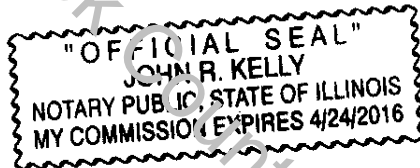
Dated 7/10/2014, 2014 Signature: M m m A A
Grantor or Agent

Subscribed and sworn to before me by the

said _____

this 10th day of July
2014.

John R. Kelly
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

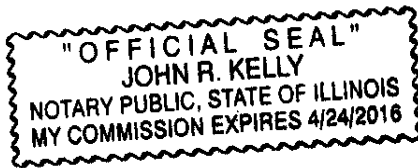
Dated 7/10/2014, _____ Signature: M m m A A
Grantee or Agent

Subscribed and sworn to before me by the

said _____

this 10th day of July
2014.

John R. Kelly
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]