

UNOFFICIAL COPY

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1419746069

Doc#: 1419746069 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**

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This Special Warranty Deed, by Grantor, **South Suburban Land Bank and Development Authority a/k/a SSLBDA** ("Grantor"), an Illinois intergovernmental agency, located at 1904 W. 174<sup>th</sup> Street, East Hazel Crest, Illinois, 60429, for and in consideration of One Thousand, Eight Hundred and Seventy Dollars (\$1,870.00) 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 22 IN BLOCK 3 IN THE VILLAGE OF PARK FOREST AREA NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF 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 ACCORDING TO THE PLAT THEREOF, RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, JUNE 25, 1951 AS DOCUMENT 15107641, IN COOK COUNTY ILLINOIS.

Commonly known as: 262 Allegheny, Park Forest, Illinois 60466

Parcel Identification No.: 32-30-204-023

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 3<sup>rd</sup> day of July, 2014.

*Russ Rydin by [Signature] as attorney in fact*  
Russ Rydin, Executive Director  
South Suburban Land Bank and Development Authority

**FIDELITY NATIONAL TITLE** 52020644

**EXEMPTION APPROVED**

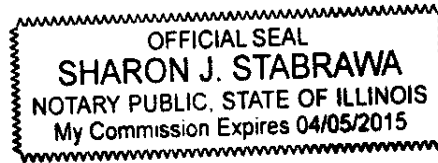
*Maile C. McNamee*  
VILLAGE CLERK  
VILLAGE OF PARK FOREST

By: Brent Denzin, Attorney in Fact

# UNOFFICIAL COPY

On this 3<sup>rd</sup> 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 Stork  
3318 W. 95<sup>th</sup> St  
Evergreen Park IL 60805

Send Subsequent Tax Bills To:

Village of Park Forest  
350 Victory Drive  
Park Forest IL 60455

Drafted by:

Brent Denzin

Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C.

140 South Dearborn, Suite 600

Chicago, Illinois 60603

**UNOFFICIAL COPY****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 Signature: M m H A  
Grantor or Agent

Subscribed and sworn to before me by the

said \_\_\_\_\_

this 10<sup>th</sup> 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 H A  
Grantee or Agent

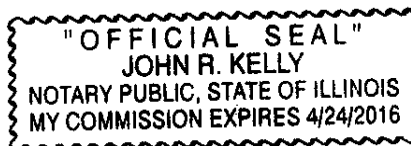
Subscribed and sworn to before me by the

said \_\_\_\_\_

this 10<sup>th</sup> 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.]