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Doc#: 1521010041 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2015 12:17 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

Brent O. Denzin
Ancel Glink, P.C.
140 S. Dearborn, Suite 600
Chicago, IL 60603

MAIL FUTURE TAX STATEMENTS TO:

Mr. Russell Rydin
South Suburban Land Bank and Development
Authority
3700 W. 183rd Street, Suite B100
Hazel Crest, IL 60429

THE GRANTOR: **Village of Park Forest ("Grantor")**, an Illinois home rule municipality, located at 350 Victory Drive, Park Forest, IL 60466, for and in consideration of TEN and NO/100 dollars (\$10.00) and other good and valuable consideration, in hand paid, does hereby GRANT, SELL, and CONVEY to GRANTEE: **South Suburban Land Bank and Development Authority ("Grantee")**, an Illinois intergovernmental agency located at 3700 W. 183rd St., Suite B100, Hazel Crest, Illinois, 60429, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 7 IN BLOCK 3 IN VILLAGE OF PARK FOREST AREA NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER 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, ON JUNE 25, 1951 AS DOCUMENT 15107641 IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 32-30-204-008-0000

Address of Real Estate: 232 Allegheny Street, Park Forest, IL 60466

Subject to: 1) Real estate taxes for 2015 and subsequent years, and 2) all setbacks, easements, covenantes, conditions and restrictions of record.

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 subject only to general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor and none other.

EXEMPTION APPROVED

Sharla C. McBean
VILLAGE CLERK
VILLAGE OF PARK FOREST

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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 and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 7-24, 2015 Signature: [Signature]
Grantor or Agent



[Signature]

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 and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 7-24, 2015 Signature: [Signature]
Grantee or Agent



[Signature]

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.

Property of Clerk's Office