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Future Tax Bills to:
Village of Riverdale
157 W. 144th Street
Riverdale, Illinois 60827

Doc#: 1606057007 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/29/2016 10:13 AM Pg: 1 of 3

This Instrument Prepared By:
Matthew M. Welch, Esq.
Montana & Welch, LLC
11952 S. Harlem, Suite 200A
Palos Heights, IL 60463

Upon Recordation Mail To:
Matthew M. Welch, Esq.
Montana & Welch, LLC
11952 S. Harlem, Suite 200A
Palos Heights, IL 60463

This Deed is exempt from taxation under the provisions of Paragraph B, Section 31-45 of the Illinois Real Estate Transfer Tax Act and Paragraph B, Section 7.3 of the Cook County Transfer Tax Ordinance.

2/29/16
Date

Matthew M. Welch
Grantor/Grantee or Representative

JUDICIAL DEED

WHEREAS, the GRANTOR, Judge Camille Willis of the Circuit Court of Cook County, for good and valuable consideration, and pursuant to a Declaration of Abandonment and subsequent Order for Issuance of a Judicial Deed entered on February 29, 2016, in Case No. 14 M6 02750, entitled *Village of Riverdale v. Kathleen A. Stenson, et al.*, does hereby grant, transfer and convey to the Village of Riverdale (GRANTEE), 157 W. 144th Street, Riverdale, Illinois, its successors or assigns forever, by virtue of this Judicial Deed and pursuant to the authority given to this Court under Section 11-31-1(d) of the Illinois Municipal Code (65 ILCS 5/11-31-1(d)), all right, title and interest to real property commonly known as 506 W. Pacesetter, Riverdale, Illinois (the "Property"), to have and to hold forever, which Property is legally described as follows:

The East 25.00 feet of the West 87.50 feet of Lot 14 in Block 3 in Pacesetter Gardens Harry M. Quinn Memorial Subdivision of part of the Southwest 1/4 of the Southwest 1/4 of fraction of Section 33, Township 37 North, Range 14, East of the Third Principal Meridian, lying South of the Indian Boundary Line, in Cook County, IL.

PIN: 25-33-329-075-0000

This Deed is executed and delivered solely in compliance with the Order hereinabove referred to, and, pursuant to Section 11-31-1(d) of the Illinois Municipal Code (65 ILCS 5/11-31-1(d)), shall operate to extinguish all existing ownership interest in, liens on, and other interest in the Property, including tax liens, and shall extinguish the rights and interests of any and all holders of a bona fide certificate of purchase of the Property for

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STATEMENT BY GRANTOR AND GRANTEE OR STATEMENT BY ASSIGNOR OR ASSIGNEE

The grantor or his agent confirms 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 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 February 26, 2015

Signature: Matthew M. Welch

Subscribed and sworn to before
Me by the said
this 26 day of Feb, 2015

Notary Public: [Signature]



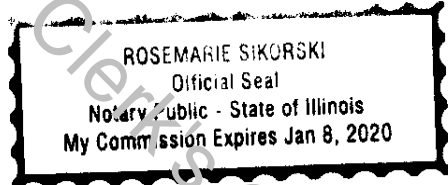
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed of the Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated February 26, 2015

Signature: Matthew M. Welch

Subscribed and sworn to before
Me by the said
this 26 day of Feb, 2015

Notary Public: [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.

[Attached 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.]