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16203662

SPECIAL WARRANTY DEED



Doc#: 1610246088 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/11/2016 02:34 PM Pg: 1 of 3

MAIL RECORDED DEED TO:

4643 Clarendon Avenue Industries, LLC
20018 Oregon Trail
Olympia Fields, Illinois 60461

MAIL FUTURE TAX STATEMENTS TO:

4643 Clarendon Avenue Industries, LLC
20018 Oregon Trail
Olympia Fields, Illinois 60461

THE GRANTORS: **County of Cook, a body politic and corporate, d/b/a Cook County Land Bank Authority**, of the City of Chicago, County of Cook, State of Illinois, 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: **4643 Clarendon Avenue Industries, LLC**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 8 IN RICHTON CROSSING UNIT NUMBER 1, BEING A SUBDIVISION OF THE NORTHWEST ¼ AND THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number (PIN): 31-34-102-008-0000

USI

Address of Real Estate: 4643 Clarendon Avenue, Richton Park, Illinois 60471

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 the covenants, conditions and restrictions of record, general real estate taxes not yet due and payable, and the conditions subsequent and the right of reentry set forth in Exhibit A.

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.

DATED this 28th day of March, 2016.

REAL ESTATE TRANSFER TAX 05-Apr-201



COUNTY:	0.0
ILLINOIS:	0.0
TOTAL:	0.0

31-34-102-008-0000 | 20160301686126 | 1-679-347-264

COUNTY OF COOK, A BODY POLITIC AND CORPORATE, D/B/A COOK COUNTY LAND BANK AUTHORITY

Robert Rose by Stephen S. Soltanzadeh as Atty in Fact (SEAL)
Robert Rose, by Stephen Soltanzadeh, as attorney in fact

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Stephen Soltanzadeh, with Power of Attorney for **Robert Rose, the Executive Director of the County of Cook, a body politic and corporate, d/b/a Cook County Land Bank Authority**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as the Executive Director of Cook County Land Bank and as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 28th day of March, 2016.

Commission expires 6/1/19, 2020 Maria Bandish
NOTARY PUBLIC

IMPRESS SEAL HERE



COOK COUNTY ILLINOIS TRANSFER STAMP:

NAME and ADDRESS OF PREPARER:

Brent O. Denzin, Esq.
Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C.
140 S. Dearborn Street – 6th Floor
Chicago, Illinois 60603

EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45,
PARAGRAPH (b), REAL ESTATE TRANSFER ACT

DATE: March 28, 2016

[Signature]
Signature of Buyer, Seller or Representative

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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 March 29, 2016 Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me

this 28th day of March, 2016.

Maria Bandish
NOTARY PUBLIC



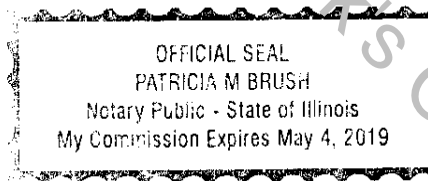
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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 03/30, 2016 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me

this 30th day of MARCH, 2016.

Patricia M. Brush
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)