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Doc#: 1618001074 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/28/2016 12:41 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

Mario A. Reed
17104 Kenwood Avenue
South Holland, Illinois 60473

MAIL FUTURE TAX STATEMENTS TO:

Mario A. Reed
17104 Kenwood Avenue
South Holland, Illinois 60473

16 NW 7106th
100 & C-AND

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: **Mario A. Reed**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO

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 B.

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 6th day of May, 2016.

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

S
P
S
SC
INT

Robert Rose by Stephen Soltanzadeh, as attorney in fact (SEAL)
Robert Rose, by Stephen Soltanzadeh, as attorney in fact

Box 334
CITX
W

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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 on behalf of 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 6th day of May, 2016.

Commission expires 2/9, 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: May 6, 2016

[Signature]
Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX

48581
Calumet City • City of Homes \$ 220⁰⁰

REAL ESTATE TRANSFER TAX

27-Jun-2016	
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00
30-20-119-041-0000 20160601622877 2-102-949-184	

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF LOT 5 IN BLOCK 3, IN GOLD COAST MANOR SUBDIVISION UNIT NUMBER 2 (HEREINAFTER DESCRIBED) FALLING WITHIN THAT PART OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 9.306 CHAINS EAST OF THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION, THENCE EAST 2.907 CHAINS TO A POINT 12.303 CHAINS EAST OF THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 53.735 CHAINS TO A STAKE; THENCE WEST 2.997 CHAINS; THENCE SOUTH 53.735 CHAINS, MORE OR LESS, TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT THAT PART LYING NORTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF THE ABOVE DESCRIBED PREMISES FROM A POINT 299.71 FEET SOUTH OF THE SOUTHERLY LINE OF PRAIRIE RIDGE ROAD), IN GOLD COAST MANOR SUBDIVISION UNIT NUMBER 2, A RESUBDIVISION OF PART OF GOLD COAST MANOR, A SUBDIVISION IN THE WEST 1/2 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED MARCH 27, 1957 AS DOCUMENT NUMBER 168600695 AND FILED WITH THE COOK COUNTY, ILLINOIS RECORDER OF DEEDS SEPTEMBER 17, 1957 AS DOCUMENT NUMBER 1759525, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 30-20-119-041-000

Address of Real Estate: 1387 Forest Place, Calumet City, Illinois 60409

Cook County Clerk's Office

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EXHIBIT B

PURCHASER OBLIGATIONS

Purchaser/Grantee agrees to accept conveyance of the Property subject to each of the following conditions subsequent which shall be binding upon and enforceable against Purchaser/Grantee, its successors and assigns as follows:

Within twelve (12) months from the execution date on the Deed, Purchaser/Grantee shall bring the Property into compliance with all federal, state, and local building and housing codes applicable to the Property and obtain all necessary approvals and certifications to permit occupancy of primary structures on the Property, including a certificate of occupancy or any equivalent certification (e.g. certified statement from governing municipality confirming that the Property is code compliant). Upon a showing of hardship, the period of compliance may be extended for up to six (6) months. Any extension shall only be effective if set forth in writing by the Executive Director of CC/BA.

In the event of breach of any of the conditions subsequent, Seller/Grantor shall have a right of reentry to reenter, retake and repossess the Property and thereby terminate all right, title and interest Purchaser/Grantee may have or ever had in and to the Property. It is intended by the Parties, and the Seller/Grantor expressly acknowledges for itself, and all its successors in interest that the interest so reserved to the Seller/Grantor is a RIGHT OF REENTRY FOR BREACH OF THE CONDITION(S) SET FORTH HEREIN.

The failure by the Seller/Grantor to enforce any right of reentry shall in no event be deemed a waiver of the right of Seller/Grantor to thereafter enforce the right of reentry created hereby.

Seller/Grantor shall have the authority to enforce the right of reentry in any judicial proceeding seeking any remedy recognizable at law or in equity, including an action or lawsuit seeking damages, injunction, specific performance, or any other form of relief, against any person, firm or entity violating or attempting to violate any of the conditions created herein.

Upon satisfaction by Purchaser/Grantee of the conditions set forth herein, the Seller/Grantor will provide the Purchaser/Grantee with a certificate in recordable form certifying that the conditions and all rights to reenter, retake, and repossess the Property are terminated and extinguished.

The invalidation of any one of the conditions contained herein by a court of competent jurisdiction shall in no way affect any of the other conditions contained herein, which shall remain in full force and effect.