

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

Community Initiatives, Inc.
222 S. Riverdale Plaza, Suite 2200
Chicago, Illinois 60606

MAIL FUTURE TAX STATEMENTS TO:

Community Initiatives, Inc.
222 S. Riverdale Plaza, Suite 2200
Chicago, Illinois 60606



Doc#: 1622929098 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/16/2016 12:08 PM Pg: 1 of 3

CT

16012-1824
CUB 10/1

THE GRANTOR: COUNTY OF COOK, ILLINOIS, A BODY POLITIC AND CORPORATE, D/B/A COOK COUNTY LAND BANK AUTHORITY ("Grantor"), whose mailing address is 69 W. Washington Street, Suite 2938, Chicago, Illinois 60602, 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: **Community Initiatives, Inc.**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 6 IN H. K. BROOK'S SUBDIVISION OF LOTS 34 TO 38 INCLUSIVE IN BLOCK 5 IN MCCHESENEY RESUBDIVISION OF THE NORTH HALF OF BLOCKS 1, 2, 3, 4, 6 AND 7 IN MCCHESENEY'S HYDE PARK HOMESTEAD SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 20-22-227-047-1001, 20-22-227-047-1002, 20-22-227-047-1003

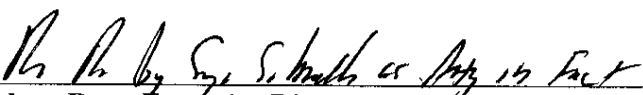
Address of Real Estate: 6610 S. Saint Lawrence Avenue, Chicago, Illinois 60637

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 and general real estate taxes not yet due and payable.

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 3rd day of August, 2016.

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


Robert Rose, Executive Director, By Stephen Soltanzadeh, as attorney in fact

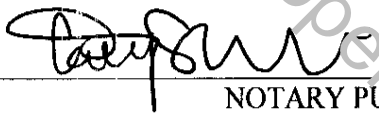
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

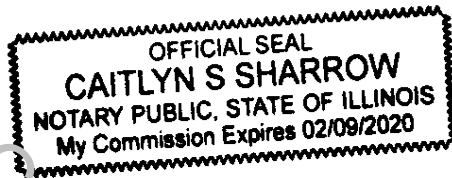
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Stephen Soltanzadeh, with Power of Attorney for **Robert Rose, the Executive Director of the County of Cook, a body politic and corporate, d/b/a Cook County Land Bank Authority**, personally known 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 on behalf of the Executive Director of the South Suburban 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 3rd day of August, 2016.



NOTARY PUBLIC

IMPRESS SEAL HERE



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

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



DATE: August 3, 2016



Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		05-Aug-2016
	CHICAGO:	442.50
	CTA:	0.00
	TOTAL:	442.50 *
20-22-227-047-1001 20160801641719 0-632-070-976		

* Total does not include any applicable penalty or interest due.

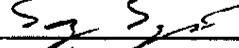
REAL ESTATE TRANSFER TAX		05-Aug-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-22-227-047-1001 20160801641719 2-077-926-208		

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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 August 3, 2016

Signature: 
Grantor or Agent

SUBSCRIBED and SWORN to before me


This 3rd day of August, 2016.


NOTARY PUBLIC



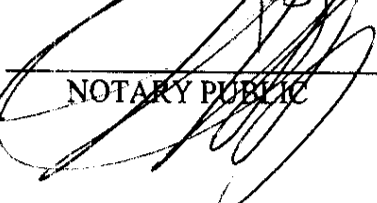
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

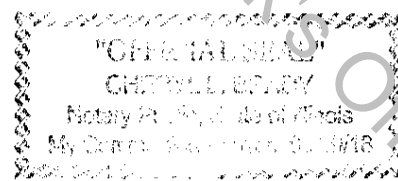
Dated August 4, 2016

Signature: 
Grantee or Agent

SUBSCRIBED and SWORN to before me

this 4th day of August, 2016.


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.)