

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

### MAIL RECORDED DEED TO:

Jodi M. Robinson  
Attorney At Law  
1790 Nations Drive, Suite 202  
Gurnee, Illinois 60031

### MAIL FUTURE TAX STATEMENTS TO:

Seyek Homes LLC/Calvin Keyes  
908 N. Latrobe Ave.  
Chicago, IL 60651

*161 W. 71st St 340 VAH  
10022 LND*



\*17047331290\*

Doc# 1704733129 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/16/2017 12:22 PM PG: 1 OF 3

THE GRANTOR(S): **South Suburban Land Bank and Development Authority**, an Illinois intergovernmental agency, whose mailing address is 3700 W. 183rd St. Suite B100, Hazel Crest, Illinois 60429, 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: **Seyek Homes LLC, an Limited Liability Company**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 15 IN THE SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF BLOCK 15 IN SANDER'S SECOND ADDITION TO BLUE ISLAND LYING EAST OF STATE STREET AS NOW LAID OUT (EXCEPT RAILROAD) SAID ADDITION BEING PART OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2022 High St., Blue Island, IL 60406

Tax Parcel Identification No.: 25-31-117-041-0000

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 4<sup>th</sup> day of January 2017.

REAL ESTATE TRANSFER TAX 15-Feb-2017



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

25-31-117-041-0000 | 20170201611984 | 0-653-869-760

**SOUTH SUBURBAN LAND BANK AND DEVELOPMENT AUTHORITY, an Illinois Intergovernmental Agency**

*Russell Rydin, by BTR* (SEAL)  
Russell Rydin, SSLBDA Executive Director, by Brent Denzin, as attorney in fact

*INTL  
S C S R S  
S C S R S  
S C S R S*

*BR 334  
CITJ*

# UNOFFICIAL COPY

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 Brent Denzin, with Power of Attorney for **Russell Rydin, Executive Director of the South Suburban Land Bank and Development Authority**, an Illinois intergovernmental agency, personally known to me to be the same person whose name is 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 4 day of January 2017.

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 – 6<sup>th</sup> Floor  
Chicago, Illinois 60603

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

DATE: January 4, 2017

[Signature]  
Signature of Buyer, Seller or Representative

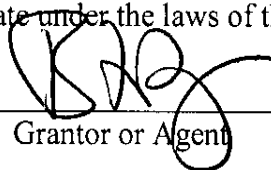
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## STATEMENT BY GRANTOR AND GRANTEE

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 January 4, 2017

Signature: \_\_\_\_\_



Grantor or Agent

SUBSCRIBED and SWORN to before me

this 4 day of January, 2017.



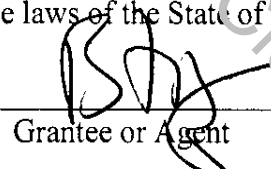
Maria Bandish

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 January 4, 2017

Signature: \_\_\_\_\_



Grantee or Agent

SUBSCRIBED and SWORN to before me

this 4 day of January, 2017.



Maria Bandish

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.)