

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

### MAIL RECORDED DEED TO:

Shen<sup>UK</sup>ya Wheatly  
8011 S. Yale Avenue  
Chicago, IL 60620

### MAIL FUTURE TAX STATEMENTS TO:

Shen<sup>UK</sup>ya Wheatly  
8011 S. Yale Avenue  
Chicago, IL 60620

\*1801104032D\*

Doc# 1801104032 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/11/2018 01:27 PM PG: 1 OF 3

THE GRANTORS: <sup>Illinois</sup> 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 Shen<sup>UK</sup>ya Wheatly, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: \* An unmarried woman

p.e.

LOT SIX (6) THE SOUTH 6.73 FEET OF LOT SEVEN (7), IN BLOCK EIGHT (8), IN FREDERICK H. BARTLETT'S STEWARD AVENUE SUBDIVISION OF THE NORTH TWENTY FIVE (25) ACRES OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN, SITUATED IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 20-33-211-050-0000

**FIRST AMERICAN TITLE**  
**FILE #** 2895263 *108*

Address of Real Estate: 8011 S. Yale Avenue, Chicago, Illinois 60620

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. B.D.~~

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 27<sup>th</sup> day of December, 2017.

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

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

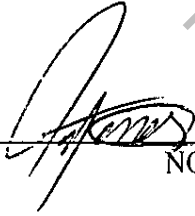
S  
R 3/68  
S  
SC  
INT

# UNOFFICIAL COPY

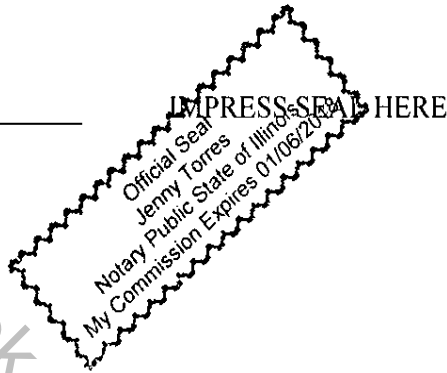
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **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 she signed, sealed and delivered the said instrument on behalf of the Executive Director of Cook County Land Bank and as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 27<sup>th</sup> day of December, 2017.



NOTARY PUBLIC

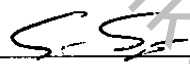


NAME and ADDRESS OF PREPARER:


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



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

DATE: December 27, 2017



Signature of Seller or Representative

REAL ESTATE TRANSFER TAX		05-Jan-2018
	CHICAGO:	375.00
	CTA:	0.00
	TOTAL:	375.00 *
20-33-211-050-0000   20171201674716   0-680-340-512		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		05-Jan-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-33-211-050-0000   20171201674716   1-754-082-336		

