UNOFFICIAL CO

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

Shenka Wheatly 8011 S. Yale Avenue Chicago, IL 60620

MAIL FUTURE TAX STATEMENTS TO:

Shenkya Wheatly 8011 S. Yale Avenue Chicago, IL 60620



Doc# 1801104032 Fee \$42.00

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

AFFIDAUIT FEE: \$2.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

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

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 Shenk, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: * An unwarried woman

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 QUARTEI (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 #<u> 2815263 、。 か</u>

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 coverants, conditions and restrictions of record, general real estate taxes not yet due and payable, and the conditions substituent 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 27th day of December, 2017.

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

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 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 no hand and Notarial Seal, this 27th day of December, 2017.

NOTARY PUBLIC

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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: 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 inclu	ide any applicable penalty	or interest due.

EAL ESTATE	w/w		05-Jan-2018
488		COUNTY:	0.00
6 777	200	ILLINOIS:	0.00
		TOTAL:	0.00
20-33-211	-050-0000	20171201674716 1	754-082-336

1801104032 Page: 3 of 3

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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 December 27, 2017

Signature:

Grantor or Agen

SUBSCRIBED and SWORN to before me

this 27th day of December, 2017.

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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 December 27, 2017

Signature:

Grantee or Agent

SUBSCRIBED and SWORN to before me

this 27th day of December, 2017.

NOTARY PUBLIC

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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.)