

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

### MAIL RECORDED DEED TO:

Fourth Cuzins LLC  
3636 W. 147<sup>th</sup> Street  
Midlothian, Illinois 60445

### MAIL FUTURE TAX STATEMENTS TO:

Fourth Cuzins LLC  
3636 W. 147<sup>th</sup> Street  
Midlothian, Illinois 60445

*16NW-1125442-VH.*  
*10/10/2018*



Doc# 1811344011 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/23/2018 10:47 AM PG: 1 OF 4

THE GRANTORS: **South Suburban Land Bank and Development Authority**, an Illinois intergovernmental agency, whose mailing address is 3649 W. 183rd St. Suite 124, 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: **Fourth Cuzins LLC**, an Illinois limited liability company, 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, 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 30<sup>th</sup> day of March, 2018.

REAL ESTATE TRANSFER TAX		20-Apr-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
28-11-127-022-0000   20180401640592   1-040-169-248		

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

*Russell Rydin, by BTO*  
Russell Rydin, SSLBDA Executive Director  
By: Brent O. Denzin, as attorney in fact

S Y  
P 4  
S 10  
SC 10  
INT 10

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

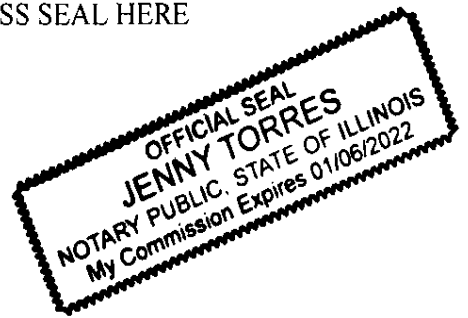
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Brent O. Denzin, with Power of Attorney for **Russell Rydin, Executive Director of the South Suburban Land Bank and Development Authority**, an Illinois intergovernmental agency, personally known to me to be the same 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 30<sup>th</sup> day of March, 2018.



NOTARY PUBLIC

IMPRESS SEAL HERE

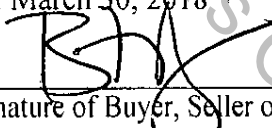


NAME and ADDRESS OF PREPARER:

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

COOK COUNTY-ILLINOIS TRANSFER STAMP:  
EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45,  
PARAGRAPH (1), REAL ESTATE TRANSFER ACT

DATE: March 30, 2018

  
Signature of Buyer, Seller or Representative

**VILLAGE OF  
MIDLOTHIAN**

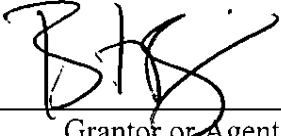
Real Estate Payment Stamp

3897

# UNOFFICIAL COPY

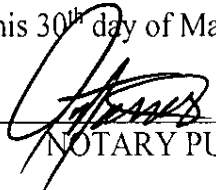
## STATEMENT BY GRANTOR AND GRANTEE

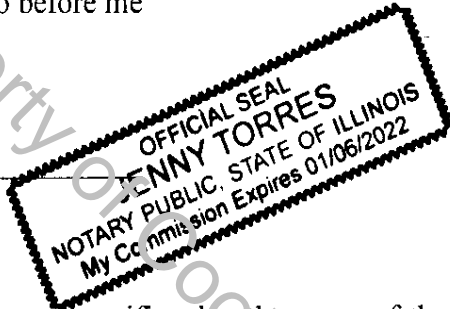
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 March 30, 2018      Signature:   
Grantor or Agent

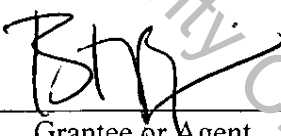
SUBSCRIBED and SWORN to before me

this 30<sup>th</sup> day of March, 2018.

  
NOTARY PUBLIC

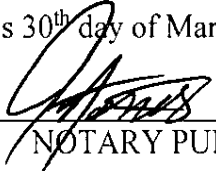


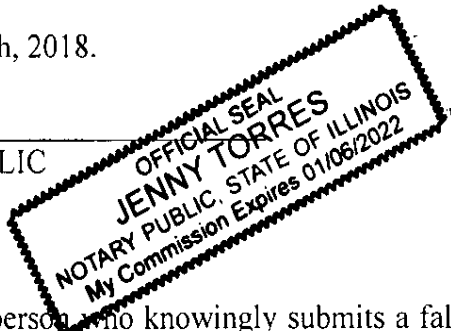
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 30, 2018      Signature:   
Grantee or Agent

SUBSCRIBED and SWORN to before me

this 30<sup>th</sup> day of March, 2018.

  
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.)

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## EXHIBIT A

### PARCEL 1:

LOT 11 (EXCEPT THE SOUTH 17 FEET THEREOF) IN BLOCK 26 IN ARTHUR T. MCINTOSH AND COMPANY'S HOME ADDITION TO MIDLOTHIAN, SECTION 11, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Index Numbers: 28-11-127-023-0000

Property Address: 3642 W. 147<sup>th</sup> Street, Midlothian, Illinois 60445

### PARCEL 2:

LOT 12 IN BLOCK 26 IN ARTHUR T. MCINTOSH AND COMPANY'S HOME ADDITION TO MIDLOTHIAN, SECTION 11, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Index Numbers: 28-11-127-022-0000

Property Address: 3646 W. 147<sup>th</sup> Street, Midlothian, Illinois 60445

### PARCEL 3:

LOT 10 IN BLOCK 26 IN ARTHUR T. MCINTOSH AND COMPANY'S HOME ADDITION TO MIDLOTHIAN, SECTION 11, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Index Numbers: 28-11-127-024-0000

Property Address: 3640 W. 147<sup>th</sup> Street, Midlothian, Illinois 60445

Property of Cook County Clerk's Office