

UNOFFICIAL COPY

Doc#. 1912612053 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/06/2019 11:57 AM Pg: 1 of 4

Dec ID 20190401659211
ST/CO Stamp 1-134-340-000

SPECIAL WARRANTY DEED

MAIL RECORDED, DEED TO:

Chrishon Ross
17552 Walter Street
Lansing IL 60438

MAIL FUTURE TAX STATEMENTS TO:

Chrishon Ross
17552 Walter Street
Lansing, Illinois 60438

Chicago Title
1965C 006 22448 1/2

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 **Chrishon Ross, A married man** all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 25 AND THE SOUTH 20 FEET OF LOT 26 IN BLOCK 3 IN AIRPORT ADDITION, A RESUBDIVISION OF CERTAIN LOTS IN CALUMET BERNICE ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 30-29-307-049-0000

Address of Real Estate: 17552 Walter Street, Lansing, Illinois 60438

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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 day 8th of March, 2019.

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

 (SEAL)
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 he signed, sealed and delivered the said instrument on behalf of the Executive Director of Cook County 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 day 8th of March, 2019.

Maria Bandish
NOTARY PUBLIC

IMPRESS SEAL HERE



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

DATE: March 8, 2019

[Signature]
Signature of Seller or Representative

NAME and ADDRESS OF PREPARER:

Stephen Soltanzadeh, Esq.
Denzin Soltanzadeh, LLC
190 S. LaSalle Street, Suite 2160
Chicago, Illinois 60603

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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 March 8, 2019

Signature: 
Grantor or Agent

SUBSCRIBED and SWORN to before me

this day 8th of March, 2019.

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.

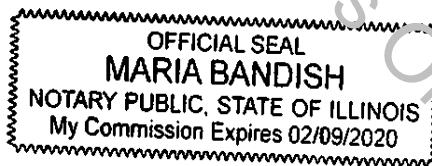
Dated March 8, 2019

Signature: 
Grantee or Agent

SUBSCRIBED and SWORN to before me

this day 8th of March, 2019.

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.)

Village of Lansing

UNOFFICIAL COPY

Patricia Eidam
Mayor



Office of the Treasurer

Arlette Frye
Treasurer

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Cook County Land Bank
69 W Washington Street
Chicago, IL 60602

Telephone: 312-603-8024

Attorney or Agent: Lew Babinski
Telephone No.: 312-508-5565

Property Address: 17552 Walter Street
Lansing, IL 60438

Property Index Number (PIN): 30-29-307-049-0000

Water Account Number: 115 2511 00 07

Date of Issuance: April 26, 2019

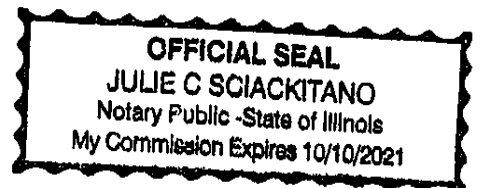
(State of Illinois)
(County of Cook)

This instrument was acknowledged before
me on April 26 2019 by
Julie C Sciackitano.

VILLAGE OF LANSING

By: *Arlette Frye*
Village Treasurer or Designee

Julie C. Sciackitano (Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.