

UNOFFICIAL COPY

Doc#: 1922117008 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/09/2019 09:58 AM Pg: 1 of 3

Dec ID 20190701642712
ST/CO Stamp 0-552-168-544

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

CHITO & POPOLIC
17730 OAK PARK AVE B
DALE PARK, IL 60477

MAIL FUTURE TAX STATEMENTS TO:

Leticia Gonzalez and Salvador Mendez
318 Constance Lane
Chicago, Heights, Illinois 60411

Chicago Title

1965C 000 303 CP 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 Leticia Gonzalez and Salvador Mendez, BOM UNMARRIED all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 56 IN OLYMPIA TERRACE UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 32-17-128-020-0000

Address of Real Estate: 318 Constance Lane, Chicago Heights, Illinois 60411

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 7th of June, 2019.

EXEMPTION APPROVED

John J. Dulaney
CITY CLERK
CITY OF CHICAGO HEIGHTS 7-31-19

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

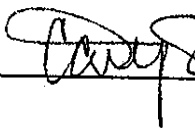
Robert Rose (SEAL)
Robert Rose, by Stephen Soltanzadeh, as attorney in fact

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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 7th of June, 2019.



NOTARY PUBLIC

IMPRESS SEAL HERE



NAME and ADDRESS OF PREPARER:

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

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

DATE: June 7, 2019



Signature of Seller or Representative

Property of Cook County Clerk's Office

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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.

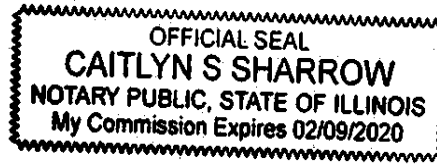
Dated June 7, 2019

Signature: 
Grantor or Agent

SUBSCRIBED and SWORN to before me

this day 7th of June, 2019.


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 June 7, 2019

Signature: 
Grantee or Agent

SUBSCRIBED and SWORN to before me

this day 7th of June, 2019.


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.)