

# UNOFFICIAL COPY

Doc#: 1931116064 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/07/2019 12:46 PM Pg: 1 of 3

Dec ID 20191001631993  
ST/CO Stamp 0-231-776-608

## SPECIAL WARRANTY DEED

### MAIL RECORDED DEED TO:

ORIN & HAUGENT LTD  
939 N. RIMM ROAD, #C  
SKIDAWBURY, IL 60177

### MAIL FUTURE TAX STATEMENTS TO:

Luis E Vargas Flores  
610 Saginaw Avenue  
Calumet City, Illinois 60409

Chicago Title

1965C00645241 ✓

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 Luis E. Vargas Flores, HUSBAND OF ANA LUISA VARGAS FLORES all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 27 IN BLOCK 17 IN FORD CALUMET CENTER SECOND ADDITION, A SUBDIVISION OF THE WEST 1376.16 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 30-07-316-036-0000

Address of Real Estate: 610 Saginaw Avenue, Calumet City, Illinois 60409

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 2<sup>nd</sup> of October, 2019.

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

REAL ESTATE TRANSFER TAX

60015 QD  
10/30/19  
380<sup>00</sup>  
Calumet City • City of Homes \$

# 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 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 2<sup>nd</sup> of October, 2019.

Wyatt West  
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: October 2, 2019

[Signature]  
Signature of Seller or Representative

# 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 October 2, 2019

Signature:   
Grantor or Agent

SUBSCRIBED and SWORN to before me


this day 2<sup>nd</sup> of October, 2019.

  
NOTARY PUBLIC



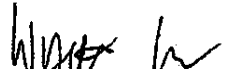
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 October 2, 2019

Signature:   
Grantee or Agent

SUBSCRIBED and SWORN to before me

this day 2<sup>nd</sup> of October, 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.)