

UNOFFICIAL COPY

Doc#. 2001546143 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/15/2020 12:07 PM Pg: 1 of 3

Dec ID 20200101684825
ST/CO Stamp 2-118-656-864

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

ALMA MEZA
8201 S MUMFORD AVE
CHICAGO, IL 60623

MAIL FUTURE TAX STATEMENTS TO:

Alma R. Meza
8211 Latrobe Avenue
Burbank, Illinois 60459

Chicago Title

1455C0067790

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 Alma R. Meza, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 102 IN FRANK DELUGACH'S 79TH CICERO GOLF VIEW, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE MIDDLE THIRD OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN SAID MIDDLE THIRD BEING THE WEST 1/2 OF THE EAST TWO THIRDS OF SAID NORTH 60 ACRES ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 1941 AS DOCUMENT NUMBER 12750971 IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 19-33-113-009-0000

Address of Real Estate: 8211 Latrobe Avenue, Burbank, Illinois 60459

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 12th day of November, 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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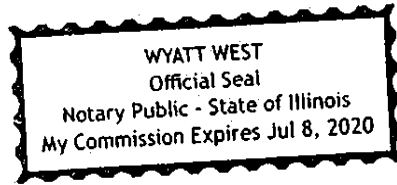
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

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 12th day of November, 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: November 12, 2019

SS
 Signature of Seller or Representative

City of Burbank

\$ 795.50 SEVEN HUNDRED NINETY-FIVE & 50/100
 DOLLARS
 JANUARY 6, 2020
 Real Estate Transaction Stamp

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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.

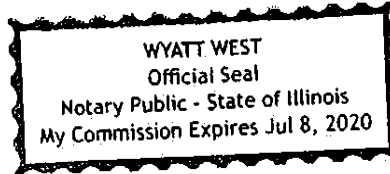
Dated November 12, 2019

Signature: _____
Grantor or Agent

SUBSCRIBED and SWORN to before me

this 12th day of November, 2019.

Wyatt West
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.

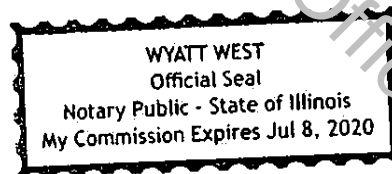
Dated November 12, 2019

Signature: _____
Grantee or Agent

SUBSCRIBED and SWORN to before me

this 12th day of November, 2019.

Wyatt West
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.)