

UNOFFICIAL COPY

Doc#: 2008046126 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/20/2020 09:28 AM Pg: 1 of 3

Dec ID 20200301637815
ST/CO Stamp 2-081-652-960

SPECIAL WARRANTY DEED

1965C000070LP
jail
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LWD

MAIL RECORDED DEED TO:

Law Office of Brenda Murzyn, P.C.
1300 Iroquois Ave.
Suite 125
Naperville, IL 60563

MAIL FUTURE TAX STATEMENTS TO:

Harvard Enterprise LLC
24739 W. Champion Dr.
Plainfield, IL 60585

THE GRANTORS: **South Suburban Land Bank and Development Authority**, an Illinois intergovernmental agency, whose mailing address is 17730 Oak Park Ave., Suite D, Tinley Park, IL 60477, 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: **Harvard Enterprise LLC**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

BLOCK 2 (EXCEPT THE SOUTHEASTERLY 230 FEET OF THE SOUTHWESTERLY 63 FEET OF SAID BLOCK 2), IN NEW CHICAGO, IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

BLOCK 3 (EXCEPT THAT PART IF ANY WHICH MAY BE COVERED BY THE REVIERS LITTLE CALUMET RIVER) AND THE SOUTHEASTERLY 230 FEET OF THE SOUTHWESTERLY 63 FEET OF BLOCK 2, IN NEW CHICAGO, IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 29-09-106-001-0000; 29-09-106-002-0000; 29-09-106-003-0000;
29-09-106-004-0000; 29-09-106-005-0000

Addresses of Real Estate: 14700 Harvard St., Dolton, IL 60419

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.

REAL ESTATE TRANSFER TAX

19-Mar-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

29-09-106-001-0000

| 20200301637815 | 2-081-652-960

CTA

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DATED this 3rd day of March 2020.

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

 (SEAL)

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

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

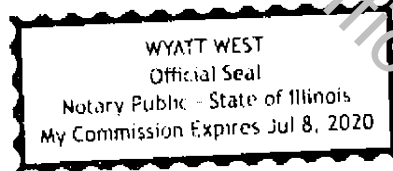
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Brent O. Denzin, with Power of Attorney for **Russell Rydin, Executive Director of the South Suburban Land Bank and Development Authority**, an Illinois intergovernmental agency personally known to me to be the same person whose name is 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 3rd day of March 2020.



NOTARY PUBLIC

IMPRESS SEAL HERE



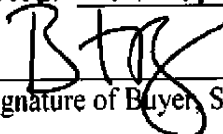
VILLAGE OF DOLTON
WATER/REAL PROPERTY TRANSFER TAX No. 23070
ADDRESS 1470 N. Waukegan
ISSUE 3/11/20 EXPIRES 11/4/20
AMT 20
TYPE WARRANTY

NAME and ADDRESS OF PREPARER:

Brent O. Denzin, Esq.
Denzin Soltanzadeh LLC
190 S. LaSalle St.
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: March 3, 2020


Signature of Buyer, 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 March 3, 2020

Signature: 
Grantor or Agent

SUBSCRIBED and SWORN to before me

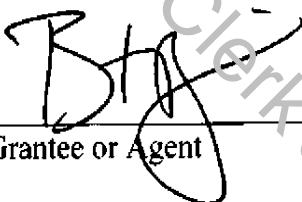
this 3rd day of March, 2020.


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.

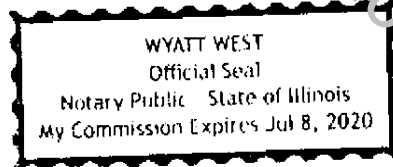
Dated March 3, 2020

Signature: 
Grantee or Agent

SUBSCRIBED and SWORN to before me

this 3rd day of March 2020.


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.)