

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

Area Wide Realty Corporation
1545 S. 61st Court
Cicero, IL 60804

MAIL FUTURE TAX STATEMENTS TO:

Area Wide Realty Corporation
1545 S. 61st Court
Cicero, IL 60804

Doc#: 2123717237 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/25/2021 02:24 PM Pg: 1 of 3

Dec ID 20210801634056
ST/CO Stamp 2-046-490-384
City Stamp 2-024-994-576 City Tax: \$202.50

THE GRANTORS **County of Cook, Illinois, 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: **Area Wide Realty Corporation, an Illinois corporation**, of the Town of Cicero, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Common Address: 10522 S. Maryland Avenue, Chicago, IL 60628

PIN: 25-14-102-038-0000

Legal Description: LOT 10 IN BLOCK 2 IN THE 1ST ADDITION TO THE ORIGINAL TOWN OF PULLMAN IN THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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, general real estate taxes not yet due and payable, and the conditions set forth in the Affordable Housing Opportunity Fund Grant Agreement entered into by and between Grantee and the City of Chicago.

Grantee's address: 1545 S. 61st Ct. Cicero, IL 60804

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 9th day of July 2021.

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

FIRST AMERICAN TITLE

FILE # AF1011270

1034

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Darlene Dugo by Caitlyn Sharrow
Darlene Dugo, Deputy Director,
by Caitlyn Sharrow, as attorney in fact

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

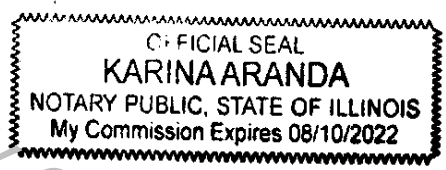
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Caitlyn Sharrow**, with Power of Attorney for **Darlene Dugo, the Deputy Director of the County of Cook, Illinois, a body politic and corporate, d/b/a Cook County Land Bank Authority**, personally 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 she signed, sealed and delivered the said instrument on behalf of the Deputy Director of Cook County Land Bank and as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 9th day of July, 2021.

Kari Lida

NOTARY PUBLIC

IMPRESS SEAL HERE



NAME and ADDRESS OF PREPARER:

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

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

DATE: July 9, 2021

Caitlyn Sharrow


Signature of Seller or Representative

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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.

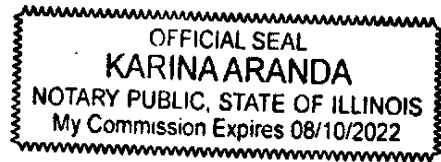
Dated: July 9, 2021

Signature: 
Grantor or Agent

SUBSCRIBED and SWORN to before me


This 9th day of July 2021


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.

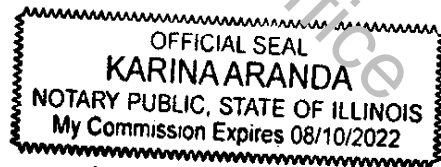
Dated: July 9, 2021

Signature: 
Grantee or Agent

SUBSCRIBED and SWORN to before me

This 9th day of July 2021.


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.)