

# UNOFFICIAL COPY

Doc#: 2125301140 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/10/2021 03:46 PM Pg: 1 of 3

IN THE CIRCUIT COURT OF  
COOK COUNTY, ILLINOIS

CITY OF CHICAGO HEIGHTS,  
a Municipal corporation,

Dec ID 20210701618120

Plaintiff,

vs.

FIRST COMMUNITY BANK AND TRUST, as  
Trustee under the provisions of a trust agreement  
dated the 2nd day of January 2004, and known as  
Trust Number 2004-0187, UNKNOWN  
OWNERS, and NON-RECORD CLAIMANTS,

Defendants.

### JUDGE'S DEED

WHEREAS, on the 10<sup>th</sup> day of May, 2021 in Case Number 21 M6 499 entitled THE CITY OF CHICAGO HEIGHTS V. FIRST COMMUNITY BANK AND TRUST, as Trustee under the provisions of a trust agreement dated the 2nd day of January 2004, and known as Trust Number 2004-0187, UNKNOWN OWNERS and NON-RECORD CLAIMANTS, an ORDER DECLARING PROPERTY ABANDONED was entered which provided that the property located at 1431 Schilling Avenue, Chicago Heights, Illinois and legally described as follows:

THE NORTH 1/2 OF LOT 20 'N BLOCK 1 IN EDGEWOOD AVENUE ADDITION TO CHICAGO HEIGHTS, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

be declared abandoned as the term is defined pursuant to 65 ILCS 5/11-31-1(d); AND that notice be sent by the Plaintiff, THE CITY OF CHICAGO HEIGHTS, via certified or registered mail to all persons having an interest of record in the property, including tax purchasers, and beneficial owners of any Illinois land trust having title to the property stating that title to said property will be transferred to THE CITY OF CHICAGO HEIGHTS unless within 30 days of notice the owner of record enters an appearance in the action or any other party having an interest in the property files with the Court a request to demolish or put the building on said property in safe condition; AND if after 30 days from the time of notice, the owner of record does not file an appearance in this matter or a request to demolish or repair the subject premises is made, that the subject premises be transferred to THE CITY OF CHICAGO HEIGHTS by judicial deed that will extinguish all existing ownership interests in liens on, including tax liens, and any other interests in subject premises.

NOW, THEREFORE, with all notifications being made, and with no party with an interest in the subject premises filing an appearance in this matter, or a request to demolish or repair the subject premises is made, know all men by these presents, that I, Judge, Michael B. Barrett, not individually, but as Judge of the Circuit Court of Cook County, Illinois do hereby convey unto THE CITY OF CHICAGO HEIGHTS, a Municipal Corporation created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address 1601 Chicago Road, Chicago Heights, Illinois, the following described premises, to wit:

Permanent Real Estate Tax Number: 32-20-303-011-0000

Address of Real Estate: 1431 Schilling Avenue, Chicago Heights, Illinois

Legal Description:

THE NORTH 1/2 OF LOT 20 'N BLOCK 1 IN EDGEWOOD AVENUE ADDITION TO CHICAGO HEIGHTS, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXEMPTION APPROVED

*Jan K. Wilson*  
CITY CLERK  
CITY OF CHICAGO HEIGHTS  
8-2-21

To have and to hold the same, with this Deed extinguishing all existing ownership interests in, liens on, including tax liens, and any other interests in subject premises. THIS DEED is executed and delivered solely in compliance with the ORDER referred to hereinabove.

Judge Michael B. Barrett

WITNESS my Hand and Seal this 28 day of June, 2021.

JUN 28 2021

*Michael B. Barrett*  
Judge

Circuit Co. (SEAL) 225  
Judge's No.

# UNOFFICIAL COPY

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael B. Barrett, a Judge of the Circuit Court of Cook County, Illinois is personally known to me to be the same person(s) whose name(s) is subscribed to the within Deed, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said Deed for uses and purposes therein set forth.

Given under my hand and official seal, this 28<sup>th</sup> day of June, 2021.

Commission expires Jan. 21, 2022

Luciano Panici Jr.  
NOTARY PUBLIC



Exempt under provisions of paragraph B and E, section 31-45, of the Real Estate Transfer Tax Law. (35 ILCS 200/31-45)

71521  
Date

[Signature]  
Legal Representative

Given under my hand and official seal, this 15<sup>th</sup> day of July, 2021.

Commission expires January 21, 2022

Luciano Panici Jr.  
NOTARY PUBLIC



This instrument was prepared by:  
Law Offices of Dennis G. Gianopolus PC, 18511 Torrence Avenue, Lansing, Illinois, 60438.

MAIL TO:  
Dennis G. Gianopolus PC  
18511 Torrence Avenue  
Lansing, Illinois 60438

SEND SUBSEQUENT TAX BILLS TO:  
City of Chicago Heights  
1601 Chicago Road  
Chicago Heights, Illinois 60411

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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: 7/15/21 Signature: [Handwritten Signature]

Subscribed and Sworn to before me this 15 day of July, 2021.

Notary Public [Handwritten Signature]



The grantee or her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 7/15/21 Signature: [Handwritten Signature]

Subscribed and sworn to before me this 15 day of July, 2021.

Notary Public [Handwritten Signature]



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.