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Doc#: 2204512008 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/14/2022 06:11 AM Pg: 1 of 3
Dec ID 20220201622092

Future Tax Bills to:
Village of Riverdale
157 W. 144th Street
Riverdale, Illinois 60827

This Instrument Prepared By:
John P. Wise, Esq.
Montana & Welch, LLC
11950 S. Harlem, Suite 102
Palos Heights, IL 60463

Upon Recordation Mail To:
John P. Wise, Esq.
Montana & Welch, LLC
11950 S. Harlem, Suite 102
Palos Heights, IL 60463

This Deed is exempt from taxation under the provisions of Paragraph B, Section 31-45 of the Illinois Real Estate Transfer Tax Act and Paragraph B, Section 7.3 of the Cook County Transfer Tax Ordinance.

2-7-22
Date


Grantor/Grantee or Representative

JUDICIAL DEED

WHEREAS, the GRANTOR, Judge Carrie E. Hamilton of the Circuit Court of Cook County, for good and valuable consideration, and pursuant to a Declaration of Abandonment and subsequent Order for Issuance of a Judicial Deed entered on February 7, 2022, in Case No. 2021 M6 0003904, entitled *Village of Riverdale v. Philander Greer, et al.*, does hereby grant, transfer and convey to the Village of Riverdale (GRANTEE), 157 W. 144th Street, Riverdale, Illinois, its successors or assigns forever, by virtue of this Judicial Deed and pursuant to the authority given to this Court under Section 11-31-1(d) of the Illinois Municipal Code (65 ILCS 5/11-31-1(d)), all right, title and interest to real property commonly known as **165 West 144th Street, Riverdale, Illinois 60827** (the "Property"), to have and to hold forever, which Property is legally described as follows:

LOT 22 IN BLOCK 67 IN IVANHOE UNIT NO. 3, BEING BRANIGAR BROTHERS SUBDIVISION OF PARTS OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 29-04-408-031-0000

This Deed is executed and delivered solely in compliance with the Order hereinabove referred to, and, pursuant to Section 11-31-1(d) of the Illinois Municipal Code (65 ILCS 5/11-31-1(d)), shall operate to extinguish all existing ownership interest in, liens on, and other interest in the Property, including tax liens, and shall extinguish the rights and interests of any and all holders of a bona fide certificate of purchase of the Property for

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delinquent taxes. Such bona fide certificate of purchase holders shall be entitled to a sale in error as prescribed under Section 21-310 of the Property Tax Code.

WITNESS, my hand and seal as of this 7th day of February 2022.


Hon. Judge Carrie E. Hamilton
Judge Carrie E. Hamilton


STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

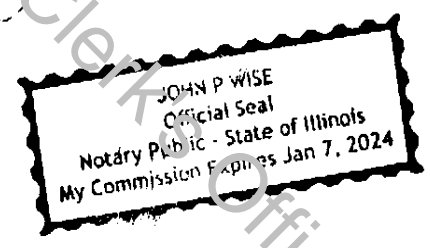
FEB 07 2022

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Hon. Carrie E. Hamilton, a Judge of the Circuit Court of Cook County, Illinois, 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 and delivered the said instrument, as such Judge and as his free and voluntary act, and for the uses and purposes therein set forth..

Given under my hand and official seal, this 7th day of February 2022.

Commission expires 1-7, 2024


Notary Public



VILLAGE OF RIVERDALE
5946
REAL ESTATE TRANSFER STAMP

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent confirms 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 2-7, 2022

Signature: [Handwritten Signature]

Subscribed and sworn to before me by the said _____ this 7th day of February, 2022



Notary Public: [Handwritten Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed of the 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 2-7, 2022

Signature: [Handwritten Signature]

Subscribed and sworn to before me by the said _____ this 7th day of February, 2022



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.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]