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Doc#: 2217349165 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2022 12:52 PM Pg: 1 of 3

IN THE CIRCUIT COURT OF
COOK COUNTY, ILLINOIS

CITY OF CHICAGO HEIGHTS,
a Municipal corporation,

Dec ID 20220601646047

Plaintiff,

vs.

MICHAEL SNEDDON, UNKNOWN
OWNERS, and NON-RECORD CLAIMANTS,

Defendants.

JUDGE'S DEED

WHEREAS, on the 12th day of April, 2022 in Case Number 21 M6 3358 entitled THE CITY OF CHICAGO HEIGHTS V. MICHAEL SNEDDON, UNKNOWN OWNERS and NON-RECORD CLAIMANTS, an ORDER DECLARING PROPERTY ABANDONED was entered which provided that the property located at 40 Forest Avenue, Chicago Heights, Illinois and legally described as follows: SEE BELOW

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 CAROL HAMILTON 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 and the above described premises, to wit:

Property Index Number: 32-29-206-044-0000
Address of Real Estate: 40 Forest Avenue, Chicago Heights, Illinois
Legal Description:

THE EAST 16 2/3 FEET OF LOT 38 AND THE WEST 16 2/3 FEET OF LOT 37 IN OAK RIDGE, A SUBDIVISION OF PARTS OF LOTS 20 AND 21 IN COUNTY CLERK'S DIVISION OF PART OF SECTION 29, ALSO LOTS 13 TO 17 IN BLOCK 2 OF JOHN WALLACE ADDITION TO BLOOM IN TOWNSHIP 35 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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.

WITNESS my Hand and Seal this 23 day of MAY, 2022.

Judge Carol B. Hamilton

MAY 23 2022

Circuit Court - 2144

Carol B. Hamilton #2144 (SEAL)
Judge Judge's No.

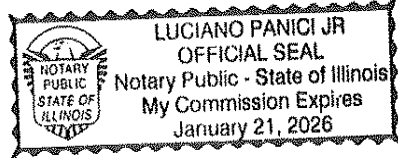
Jan Wilcox
CITY CLERK
CITY OF CHICAGO HEIGHTS
EXEMPTION APPROVED
6-2-22

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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 Judge Carrie E. Hamilton, 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 23rd day of May, 2022.

Commission expires Jan 26, 2026
Luciano Panici Jr
NOTARY PUBLIC



Property of Cook County
Notary Public's Office

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

5/23/22 Date
[Signature] Legal Representative

Given under my hand and official seal, this 23rd day of May, 2022.

Commission expires Jan 26, 2026
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

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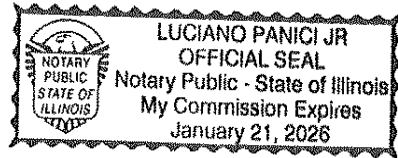
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the 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: 5/23/22 Signature: [Signature]

Subscribed and Sworn to before me this 23 day of May, 2022.

Notary Public [Signature]

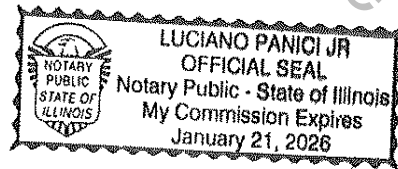


The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 5/23/22 Signature: [Signature]

Subscribed and sworn to before me this 23 day of May, 2022.

Notary Public [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.