

UNOFFICIAL COPY



Doc# 2219249167 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/11/2022 02:13 PM PG: 1 OF 3

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

Luis E. Gomez Hernandez
313 157th St.
Calumet City, Illinois 60409

MAIL FUTURE TAX STATEMENTS TO:

Luis E. Gomez Hernandez
313 157th St.
Calumet City, Illinois 60409

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, Illinois 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: Luis E. Gomez Hernandez and Artemio Nevarez, as Tenants in Common, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE EAST 5 FEET OF LOT 34, ALL OF LOT 35 AND THE WEST 5 FEET OF LOT 36 BLOCK 18 IN WEST HAMMOND, BEING SUBDIVISION OF THE NORTH 1896 FEET OF FRACTIONAL SECTION 17, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 30-17-108-045-0000

Addresses of Real Estate: 528 155th Place, Calumet City, Illinois 60409

Hereby releasing and waiving all rights under and by virtue of the Homes and 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.

DATED this 3rd day of June 2022.

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

Elizabeth Castaneda (SEAL)
Elizabeth Castaneda, Executive Director
By Brent O. Denzin, as attorney in fact

Chicago Title 2265049936442 10771 5M

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

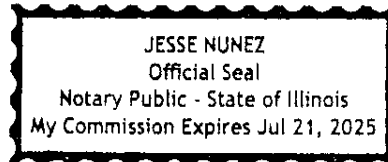
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Brent O. Denzin, with Power of Attorney for Elizabeth Castaneda Executive Director of the South Suburban Land Bank and Development Authority, an Illinois intergovernmental agency, personally known 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 Development Authority 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 June, 2022.



NOTARY PUBLIC

IMPRESS SEAL HERE



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: June 3rd, 2022



Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX
63864 QD
06/28/22

Calumet City • City of Homes \$ 180.00

REAL ESTATE TRANSFER TAX ^(M)
63879 6/29/2022

Calumet City • City of Homes \$ Exempt

REAL ESTATE TRANSFER TAX
08-Jul-2022
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00
30-17-108-045-0000 | 20220701666795 | 1-767-253-072

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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.

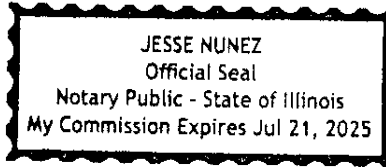
Dated 6/3 2022

Signature: 
Grantor or Agent

SUBSCRIBED and SWORN to before me


this 3 day of June, 2022.


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.

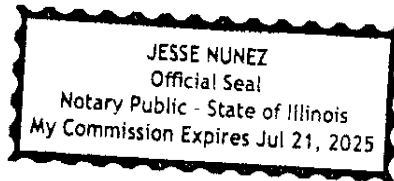
Dated 6/3, 2022

Signature: 
Grantee or Agent

SUBSCRIBED and SWORN to before me

this 3 day of June 2022.


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.)