

UNOFFICIAL COPY

Doc#: 2220039170 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/19/2022 12:41 PM Pg: 1 of 3

Dec ID 20220701678184

**IN THE CIRCUIT COURT OF COOK
COUNTY, ILLINOIS MUNICIPAL
DEPARTMENT – SIXTH DISTRICT**

CITY OF CHICAGO HEIGHTS,

Petitioner,

v.

ALBERT NELSON, et al.,

Respondents.

JUDICIAL DEED

WHEREAS, on the 11th day of April, 2022, in Case Number 21-M6-005984, entitled *City of Chicago Heights v. Albert Nelson, et al*, the Court declared the property with common street address of 1954 Division, Chicago Heights, Cook County, Illinois 60411, and PIN 32-30-112-021-0000, abandoned pursuant to 65 ILCS 5/11-31-1(d);

AND on the 21st day of June, 2022, in Case Number 21-M6-005984, entitled *City of Chicago Heights v. Albert Nelson, et al*, the Court Ordered for title of the property with common street address of 1954 Division, Chicago Heights, Cook County, Illinois 60411, and PIN 32-30-112-021-0000, to transfer to the City of Chicago Heights, via Judicial Deed pursuant to 65 ILCS 5/11-31-1(c), thereby extinguishing all existing ownership interests in, liens on, and other interest in the property identified herein, including tax liens, and the rights and interests of any and all holders of a bona fide certificate of purchase of the property for delinquent taxes;

NOW, THEREFORE, know all people by these presents, that I, CAROL ANN HAMILTON, not individually, but as a Judge of the Circuit Court of Cook County, Illinois, in consideration of the premises, do hereby convey unto the City of Chicago Heights, Grantee, an Illinois Municipal Corporation, the following described premises pursuant to 65 ILCS 5/11-31-1(d), to wit:

LEGAL DESCRIPTION: LOT 21 IN BLOCK 7 IN BEACON HILLS SUBDIVISION OF PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1960 AS DOCUMENT NO. 17748392, IN COOK COUNTY, ILLINOIS

COMMON STREET ADDRESS: 1954 DIVISION, CHICAGO HEIGHTS, ILLINOIS 60411

PIN: 32-30-112-021-0000

To have and to hold the same, with all appurtenances thereto belonging, to the Petitioner, City of Chicago Heights, forever, free and clear of any claim by the Respondents.

EXEMPTION APPROVED


CITY CLERK

CITY OF CHICAGO HEIGHTS

7/13/22

UNOFFICIAL COPY

THIS DEED is executed and delivered solely in compliance with the Judgment hereinabove referred to.

ENTERED Carrie E. Hamilton #7144
Judge

Date: _____

Prepared by/mail to:

K. Austin Zimmer
Veronica Bonilla-Lopez
Cynthia S. Grandfield
Del Galdo Law Group, LLC
1441 South Harlem Avenue
Berwyn, Illinois 60402
P: (708) 222-7000/F: (708) 222-7001
Firm ID No. 44047

Tax bills to:

City of Chicago Heights
Attn: Corporation Counsel
1601 Chicago Road
Chicago Heights, Illinois 60411

Judge Carrie E. Hamilton
JUN 21 2022
Circuit Court - 2144

Exempt under provisions of Paragraphs B and E, Section 31-25, of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

Carrie E. Hamilton
DEL GALDO LAW GROUP LLC
FOR CITY OF CHICAGO HEIGHTS
Legal Representative

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 assignment of beneficial interest in land trust is either a. natural person, and 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 7/11/22, 20____ Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said AGENT
this 11TH day of JULY
20 22.



NOTARY PUBLIC [Signature]

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 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

Date 7/11/22, 20____ Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said AGENT
This 11TH day of JULY
20 22.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)