

# UNOFFICIAL COPY

Doc#: 2225739062 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/14/2022 07:38 AM Pg: 1 of 3

IN THE CIRCUIT COURT OF  
COOK COUNTY, ILLINOIS

Dec ID 20220901636685

VILLAGE OF STEGER  
a Municipal corporation.

Plaintiff,

vs.

DONALD SCHULTZ, SUSAN K. SCHULTZ, OLD  
PLANK TRAIL COMMUNITY BANK, N.A.,  
as successor to UNITED BANK OF CRETE-STEGER,  
COMMUNITY LIQUORS, JEFFREY PANSA, MAMIE  
HOLTZ, LOWELL T. HODGE, UNKNOWN OWNERS,  
and NON-RECORD CLAIMANTS,

Defendants.

## JUDGE'S DEED

WHEREAS, on the 26<sup>th</sup> of July 2022 in Case Number 21 M6 8868 entitled THE VILLAGE OF STEGER v. DONALD SCHULTZ, SUSAN K. SCHULTZ, OLD PLANK TRAIL COMMUNITY BANK, N.A., as successor to UNITED BANK OF CRETE-STEGER, COMMUNITY LIQUORS, JEFFREY PANSA, MAMIE HOLTZ, LOWELL T. HODGE, UNKNOWN OWNERS, and NON-RECORD CLAIMANTS, an ORDER DECLARING PROPERTY ABANDONED was entered which provided that the property located at 3140 Union Avenue, Steger, Illinois and legally described as follows:

LOTS 8, 9 AND 10 IN BLOCK 24 IN KEENEY'S SECOND ADDITION TO COLUMBIA HEIGHTS, ALL BEING IN THE SUBDIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32 AND SECTION 33, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, 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 VILLAGE OF STEGER, 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 VILLAGE OF STEGER 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 buildings 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 VILLAGE OF STEGER 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, Carrie E. Hamilton, not individually, but as Judge of the Circuit Court of Cook County, Illinois do hereby convey unto THE VILLAGE OF STEGER, a Municipal Corporation created and existing under and by virtue of the Law of the State of Illinois having its principal office at the following address 3320 Lewis Avenue, Steger, Illinois, the following described premises, to wit:

Permanent Real Estate Tax Number: 32-33-369-059, 060 and 061-0000  
Address of Real Estate: 3140 Union Avenue, Steger, Illinois

### Legal Description:

LOTS 8, 9 AND 10 IN BLOCK 24 IN KEENEY'S SECOND ADDITION TO COLUMBIA HEIGHTS, ALL BEING IN THE SUBDIVISION OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32 AND SECTION 33, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE 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 12 day of SEPTEMBER 2022

Carrie E. Hamilton (S.F.A.I.)  
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 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 12<sup>th</sup> day of September, 2022.

Commission expires Jan 21, 2026

Luciano Panici Jr.  
NOTARY PUBLIC



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

September 12, 2022  
Date

[Signature]  
Legal Representative

Given under my hand and official seal, this 12<sup>th</sup> day of September, 2022.

Commission expires Jan 21, 2026

Luciano Panici Jr.  
NOTARY PUBLIC



**This instrument was prepared by:**

Luciano Panici, Jr., Law Offices of Dennis G. Gianopolus, P.C., 18511 Torrence Avenue, Lansing, Illinois, 60438.

**MAIL TO:**

Luciano Panici, Jr.  
Law Offices of Dennis G. Gianopolus, P.C.  
18511 Torrence Avenue  
Lansing, Illinois 60438

**SEND SUBSEQUENT TAX BILLS TO:**

Village of Steger  
3320 Lewis Avenue  
Steger, Illinois 60475

Property of Cook County Clerk's Office

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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(s) 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.

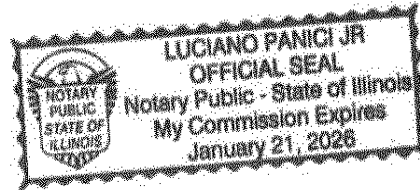
Dated: September 12<sup>th</sup>, 2022.

Signature:

  
Grantor or Agent

Subscribed and Sworn to before me  
this 12<sup>th</sup> day of September, 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 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.

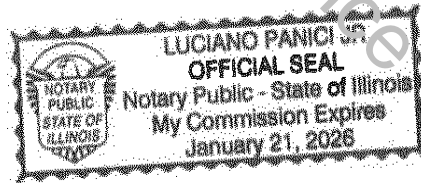
Dated: September 12, 2022.

Signature:

  
Grantee or Agent

Subscribed and sworn to before me  
this 12<sup>th</sup> day of September, 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.)