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Doc#. 2229147271 Fee: \$88.00

Karen A. Yarbrough Cook County Clerk

Date: 10/18/2022 03:52 PM Pg: 1 of 3

Dec ID 20221001664835

QUIT CLAIM DEED

MAIL RECORDED DEED TO:

City of Chicago Heights 1601 Chicago Road Chicago Heights, Illinois 60411

MAIL FUTURE TAX STATEMENTS TO:

City of Chicago Heights 1601 Chicago Road Chicago Heights, Illinois 60411

THE GRANTOR(S): County of Cook d/b/a Cook County Land Bank Authority, a body politic established under the laws of the State of Illinois, whose mailing address is 69 W. Washington St., 31st Floor, Chicago, Illinois 60602, for and in consideration of TEN and NO/100 dollars (\$10.00) and other good and valuable consideration, in har a paid, does hereby GRANT, SELL, and CONVEY to GRANTEE: City of Chicago Heights, an Illinois Municipal Corporation, whose address is 1601 Chicago Road. Chicago Heights, Illinois 60411, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 2 AND 3 IN BLOCK 11 IN PERCY WILSON'S ARTERIAL HILL, A SUBDIVISION OF PART OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

126 Broadway Ave., Chicago Heights, War.o.'s 60411 Address of Real Estate:

Permanent Index Number (PIN): 32-17-412-009-0000 and 32-17-412-013-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises subject only to the covenerts, conditions and restrictions of record, the 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 14 day of Septenser 2022.

COUNTY OF COOK, A BODY POLITIC AND CORPORATE. D/B/A COOK COUNTY LAND BANK AUTHORITY

Eleanor Gorski, Executive Director

By Brent O. Denzin, as attorney in fact

EXEMPTION APPROVED

CITY CLERK

CITY OF CHICAGO HEIGHTS MY

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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 Eleanor Gorski, Executive Director of County of Cook, a body politic and corporate, d/b/a Cook County Land Bank Authority, 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 Cook County Land Bank and as his free and voluntary act, for the uses and purposes therein set forth.

Given ur de my hand and Notarial Seal, this 4 day of Septense, 2022.

IMPRESS SEAL HERE

JESSE NUNEZ Official Seal Notary Public - State of Illinois My Commission Expires Jul 21, 2025

COOK COUNTY- ILLINOIS TRANSFER STAMP;

Junit Clouts Office EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45, PARAGRAPH (b), REAL ESTATE TRANSFER ACT.

DATE:

Signature of Buyer, Seller or Representative

NAME and ADDRESS OF PREPARER:

Brent O. Denzin, Esq. Denzin Soltanzadeh LLC 190 S. LaSalle Street, Suite 2160 Chicago, Illinois 60603 Main: 312-380-7260

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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: Sept. 14, 2022

Signature:

SUBSCRIBED and SWORN to before me

JESSE NUNEZ Official Seal Notary Public - State of Illinois My Commission Expires Jul 21, 2025

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 to st is either a natural person, an Illinois corporation or foreign corporation authorized to do business or a quire 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: Sept. 14, 2022

Signature:

SUBSCRIBED and SWORN to before me

this 19 day of Sentenser

JESSE NUNEZ Official Seal

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.)