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Doc#. 2229808134 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 10/25/2022 04:14 PM Pg: 1 of 4

Dec ID 20221001669354 ST/CO Stamp 0-763-801-936

AFTER RECORDING RETURN TO:

O'Connor Law Firm Kevin W. O'Connor, Esq. 100 S. Wacker Dr. Suite 350 Chicago, IL 60606-

[This space reserved for recording data.]

41072275 (1/25

QUIT CLAIM DEED

THIS QUIT CLAIM DEED (the "Deed"), is made as of this 20th day of October, 2022, by the City of Chicago Heights, an Illinois municipal perporation (the "Grantor"), whose address is 1601 Chicago Road, Chicago Heights, Illinois of 411 to Evoke Ventures Group, Inc., whose address is 1245 S. Michigan Avenue, Unit 113, Chicago, IL 60605 (the "Grantce").

WITNESSFIH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration (as approved by the Chicago Heights City Council pursuant to Resolution # 2022-___53__ in hard paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT**, **REMISE**, **RELEASE**, **ALIEN**, **SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook and State of Illinois together with the building structures, fixtures and other improvements affixed to or located on said real estate, together with all rights and appurtenances pertaining to such property, to wit:

Common address: 711 West 15th Street, Chicago Heights, IL 60411

P.I.N.#s: 32-19-304-016; 017; 020; 021 & 022 - 0000.

Legally described as:

EXEMPTION APPROVED

CITY CLERK
CITY OF CHICAGO HEIGHTS

0-18-22

PARCEL 1:

LOT 15 IN HILLTOP LAND COMPANY'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 25 ACRES OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

Parcel 2:

LOTS 16, 17, 18 AND 19 TOGETHER WITH THE VACATED EAST/WEST ALLEY LYING SOUTH OF LOTS 18 AND 19 AND NORTH OF LOT 16 AND 17 IN THE SUBDIVISION OF LOTS 2, 7 AND 10 IN HILLTOP LAND COMPANY'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 25 ACRES OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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IN WITNESS WHEREOF, the	Grantor has caused its name to be signed to these
presents on the day, month and year first s	et forth above.
	GRANTOR: City of Chicago Heights, an Illinois municipal corporation
	ву:
	Name: Corporation Counsel Thomas J. Somer
90-	Title: City of Chicago Heights
STATE OF ILLINOIS	
COUNTY OF COOK	ss:
known to me to be the same person whose large appeared before me this day in person and acknowle	for said County and State aforesaid, DO HEREBY CERTIFY, Counsel of the City of Chicago Heights ("City"), is personally is subscribed to the foregoing instrument as such personally ogd he/she signed and delivered said instrument as his/her free in ad City, for the uses and purposes therein set forth.
OFFICIAL SEAL Alexandra Gutierrez NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 9/14/2024	7 . VI
Exempt under provisions of 35-IL-65-200/31-45, para of Paragraph B. Section 93-0-27 of the Cook County Signature of Buyer, Seller or Representative	Deta: 10/20/22
Tax bills to: Evoke Ventures Group, LLC, 1245	5 S. Michigan Avenue, Unit 113, Chicago, IL 60605
Document prepared by: Thomas J. Somer – Corporati 1601 Chicago Road, Chi	ion Counsel, City of Chicago Haighta
REAL ESTATE TO	CITY, Evoke, Deed. 711W. 15th, 10-12-22
REAL ESTATE TRANSFER TAX 25-C COUNTY: ILLINOIS:	Oct-2022 0.00
32-19-304-016-0000 Loops	0.00 0.00

TOTAL: 20221001669354 0-763-801-936

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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, 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 , 2022 Signature: Grantor or Agent
Subscribed and swor to before me by the said
this 20 day of oc occes, 2022.
Notary Public All WARRING GULLING
The grantee 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 10/20 ,2022 Signature: Lond Grantce of Agent
Subscribed and sworn to before
me by the said RONALD MELISSA A WYMAN
this 20th day of 0000 , 2022. Official (eq) Notary Public - State of Illinois My Commission Expires Aug 30, 2023
Notary Public Mellsta a. Wyman

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class 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.)

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in the 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 real estate in Illinois or other entity recognized as a person and authorized to do ousiness or acquire title to real estate under the laws of the State of Illinois.

Subscribed to and sworn before me this 22 day of 20 22

Notary Public

DIANE M. TROJNIAR
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/06/2024