

UNOFFICIAL COPY



Doc# 2234641105 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/12/2022 11:50 AM PG: 1 OF 3

**SPECIAL WARRANTY DEED**

MAIL RECORDED DEED TO:

SAME AS BELOW ✓

MAIL FUTURE TAX STATEMENTS TO:

Drawn Out Ministries  
1056 N. Harding Avenue  
Chicago, Illinois 60651

Chicago Title

226504997/b/c ✓

THE GRANTORS: **County of Cook, a body politic and corporate, d/b/a Cook County Land Bank Authority**, of the City of Chicago, County of Cook, State of Illinois, 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 **Drawn Out Ministries**, \_\_\_\_\_ all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**LOT 120 IN WILLIAM B. WEIGEL'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Permanent Index Number (PIN): 16-02-301-024-0000**

**Address of Real Estate: 1107 N. Harding Avenue, Chicago, Illinois 60651**

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 covenants, conditions and restrictions of record, general real estate taxes not yet due and payable, and the conditions subsequent and the right of reentry set forth in Exhibit A.

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 1<sup>st</sup> day of November 2022.

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

**Eleanor Gorski, by Stephen Soltanzadeh, as attorney in fact**

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

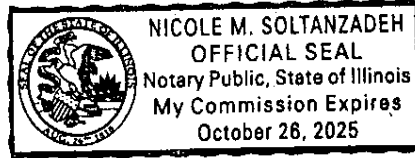
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Stephen Soltanzadeh**, with Power of Attorney for **Eleanor Gorski, the Executive Director of the County of Cook, a body politic and corporate, d/b/a Cook County Land Bank Authority**, personally known to me to be the same persons whose names are 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 under my hand and Notarial Seal, this 1<sup>st</sup> day of November 2022.



NOTARY PUBLIC

IMPRESS SEAL HERE




NAME and ADDRESS OF PREPARER:



Stephen Soltanzadeh, Esq.  
Denzin Soltanzadeh, LLC  
190 S. LaSalle Street, Suite 2160  
Chicago, Illinois 60603


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

DATE: November 1, 2022



Signature of Seller or Representative

REAL ESTATE TRANSFER TAX		08-Dec-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-02-301-024-0000   20221101600834   0-398-783-824		

REAL ESTATE TRANSFER TAX		08-Dec-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
16-02-301-024-0000   20221101600834   2-109-470-032		

\* Total does not include any applicable penalty or interest due.

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## STATEMENT BY GRANTOR AND GRANTEE

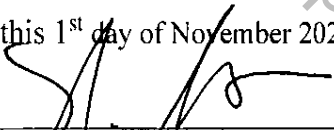
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

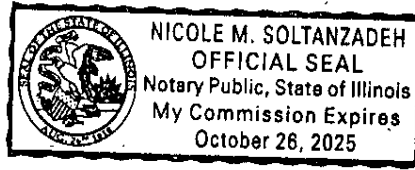
Dated November 1, 2022

Signature:   
Grantor or Agent

SUBSCRIBED and SWORN to before me

this 1<sup>st</sup> day of November 2022.

  
NOTARY PUBLIC



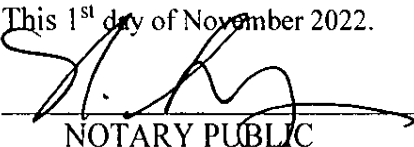
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

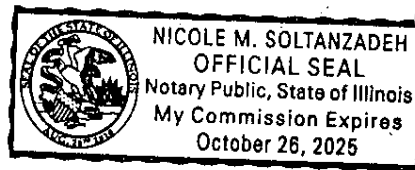
Dated November 1, 2022

Signature:   
Grantee or Agent

SUBSCRIBED and SWORN to before me

This 1<sup>st</sup> day of November 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.)