

# UNOFFICIAL COPY

Doc#: 2301116025 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/11/2023 09:50 AM Pg: 1 of 3

Dec ID 20221201623628  
ST/CO Stamp 1-598-112-592 ST Tax \$4.00 CO Tax \$2.00

NON  
Agency  
GIT  
41073445 1/1

This Instrument Prepared By:  
Patrick Connelly  
Montana & Welch  
11950 S. Harlem, Suite 102  
Palos Heights, IL 60463

Upon Recordation Mail To:

## QUIT CLAIM DEED

THIS INDENTURE made as of this 24<sup>th</sup> day of October, 2022, between the VILLAGE OF SOUTH CHICAGO HEIGHTS, an Illinois home rule municipality, whose address is 3317 Chicago Road, South Chicago Heights, Illinois 60411 (the "Grantor"), and DAVID DEMPSEY (the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does CONVEY and QUIT CLAIM unto the Grantee, and to its successors and assigns, all of Grantor's right title and interest in and to the following described real estate, situated in the County of Cook and State of Illinois:

Lots 30 and 31 in Block 5 in Hannah and Keene's Addition to Chicago Heights, being a Subdivision of part of the Southeast  $\frac{1}{4}$  of Section 29 and that part lying west of railroad lands of the Southwest  $\frac{1}{4}$  of Section 28 Township 35 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.


PIN(s): 32-29-412-018-0000, 32-29-412-019-0000

Commonly known as 107 W. 28<sup>th</sup> St., South Chicago Heights, IL 60411

THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, the Grantor has duly executed this Quit Claim Deed as of the date first herein written.

**VILLAGE OF SOUTH CHICAGO HEIGHTS,**  
an Illinois municipal corporation

By:   
Name: Terry L. Matthews  
Title: Mayor



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## Village of South Chicago Heights TRANSFER CERTIFICATE

CERTIFICATE NO.# 223 DATE ISSUED: 11 / 01 / 20 22  
 Property Address: 107 West 28th Street, South Chicago Heights, Illinois, 60411  
 Property Index Number: 32 - 29 - 412 - 018 - 0000 & 32-29-412-019-0000  
 Single family residence  Condo, Townhouse  Two Unit  Vacant  Other  
 Multi-unit (No. of units     )  \*Commercial  \*Mixed use (commercial & residential)  
 Seller's Name: The Village of South Chicago Heights  
 Buyer's Name: David Dempsey

A transfer certificate shall be issued by the Building Department after an inspection of the premises discloses that the premises are in compliance with the village building code, housing code, plumbing code, electrical code and all other village chapters relating to building construction and maintenance. Compliance with the provisions of said codes and chapters shall be met if the provisions of the respective codes in effect at the time of the inspection are met, or if the provisions of the codes in effect at the time the permit was issued for the particular construction or installation were met. In addition to all other requirements provided herein, the final water bill must be paid prior to issuance of said transfer certificate.

A transfer certificate indicates that so far as can be reasonably determined by a visual inspection of the premises and a review of village records and chapters, the premises meet the requirements of the codes. Neither the village nor the building department assumes any liability in the inspection or the issuance of a transfer certificate and by the issuance of a transfer certificate does not guarantee or warrant the condition of the premises inspected.

*Natolise Brankov*  
 BUILDING DIRECTOR

ATTEST

*Anthony Curran*

VILLAGE CLERK

