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23020160800

Doc# 2302016080 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/20/2023 11:24 AM PG: 1 OF 3

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 hand 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 26 AND 27 IN THE SUBDIVISION OF BLOCK 75 IN ORIGINAL TOWN OF CHICAGO HEIGHTS, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 245-249 E. 17th St., Chicago Heights, Illinois 60411

Permanent Index Number (PIN): 32-21-321-044-0000 and 32-21-321-045-0000

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 covenants, 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 17th day of November 2022.

EXEMPTION APPROVED

CITY CLERK
CITY OF CHICAGO HEIGHTS

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

REAL ESTATE TRANSFER TAX 18-Jan-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

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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~~ ^{Ca. 17/14/22 Shambica} 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 under my hand and Notarial Seal, this 17 day of November, 2022.

Maria Bandish
NOTARY PUBLIC

IMPRESS SEAL HERE



COOK COUNTY- ILLINOIS TRANSFER STAMP:

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

DATE: November 17, 2022

[Signature]
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: NOV 17, 2022

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me
this 17 day of November, 2022

[Handwritten Signature: Maria Bandish]
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: NOV 17, 2022

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me
this 17 day of November, 2022

[Handwritten Signature: Maria Bandish]
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.)