

# UNOFFICIAL COPY

## 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



\*2302446043D\*

Doc# 2302446043 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/24/2023 11:04 AM PG: 1 OF 4

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., 31<sup>st</sup> 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:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Address of Real Estate: 1425 Halsted Ave, Chicago Heights, Illinois 60411

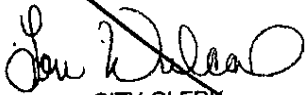
Permanent Index Number (PIN): 32-20-406-019-0000

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.

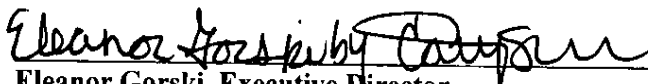
GRANTOR, for itself and its successors and assigns, hereby covenants, and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor and none other.

DATED this 17<sup>th</sup> 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  
Caityn Sharrow

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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 <sup>CA 17/19/2020</sup> 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 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

REAL ESTATE TRANSFER TAX		23-Jan-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

32-20-406-019-0000 | 20221201624111 | 0-550-009-680

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## EXHIBIT "A"

### LEGAL DESCRIPTION

LOT 12 (EXCEPT THE NORTH 37-1/2 FEET THEREOF AND (EXCEPT THAT PART OF SAID LOT 12 TAKEN FOR HALSTED STREET) IN BLOCK 16 IN CHICAGO HEIGHTS IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF HALSTED STREET AS ESTABLISHED BY CONDEMNATION PROCEEDINGS IN CASE NO. 273 CITY COURT OF CHICAGO HEIGHTS, AND THE SOUTHWESTERLY LINE OF LOT 12 IN BLOCK 16 IN CHICAGO HEIGHTS, THENCE SOUTH ON THE SAID EAST LINE OF HALSTED STREET TO THE EASTERLY LINE OF LOT 9 IN SAID BLOCK 16, THENCE SOUTHEASTERLY ALONG THE EASTERLY LINES OF LOTS 9 AND 10 IN SAID BLOCK 16 TO THE WESTERLY LINE OF WEST END A VENUE, THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID WEST END A VENUE TO THE SOUTHERLY CORNER OF SAID LOT 12, THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 12 TO THE PLACE OF BEGINNING, ALL IN THE NORTHWEST 1/4 OF SECTION 21 TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

# UNOFFICIAL COPY

## 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.)