

# UNOFFICIAL COPY

## QUIT CLAIM DEED

MAIL RECORDED DEED TO:  
City of Chicago Heights  
1601 Chicago Road  
Chicago Heights, Illinois 60411

MAIL FUTURE TAX STATEMENTS  
City of Chicago Heights  
1601 Chicago Road  
Chicago Heights, Illinois 60411



Doc# 2302446052 Fee \$88.00

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 01/24/2023 11:11 AM PG: 1 OF 5

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: 1648 E. End Avenue, Chicago Heights, Illinois 60411

Permanent Index Number (PIN): 32-21-314-006-0000

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.

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

EXEMPTION APPROVED

*Jan Wilcox*  
CITY CLERK

*Eleanor Gorski by [Signature]*  
Eleanor Gorski, Executive Director  
By Brent O. Denzin, as attorney in fact  
*Caitlyn Sharrow*

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INT mt

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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~~ <sup>Karina Aranda</sup> 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.

Karina Aranda  
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: 11/17/2022

[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
32-21-314-006-0000		20221201624306   1-026-997-072	

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## EXHIBIT A

### LEGAL DESCRIPTION

THAT PART OF LOT 45 EAST OF A TRACT OF LAND BEING 40 FEET IN WIDTH, LYING 20 FEET ON EACH SIDE OF THE CENTER LINE OF THE MAIN LINE TRACT OF THE CHICAGO HEIGHTS TERMINAL TRANSFER RAILROAD AS NOW LOCATED THROUGH SAID LOT 45, SAID CENTER LINE BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 45, SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF 16TH STREET, AT A POINT 178.56 FEET WEST OF THE NORTHEAST CORNER OF LOT 45; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE WHICH MAKES AN ANGLE OF 100 DEGREES 12 MINUTES 15 SECONDS WITH THE LAST DESCRIBED LINE WHEN TURNED FROM THE EAST TO THE SOUTH, A DISTANCE OF 189.29 FEET TO A POINT OF CURVE, THENCE SOUTHERLY ALONG SAID CENTER LINE, BEING A CURVE CONVEX TO THE WEST; THE CHORD OF SAID CURVE FORMING AN ANGLE OF 4 DEGREES 13 MINUTES 45 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE AND SAID LINE EXTENDED, A CHORD DISTANCE OF 78.42 FEET TO A POINT; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CENTER LINE, BEING A CURVE CONVEX TO THE SOUTHWEST, THE CHORD OF SAID CURVE FORMING AN ANGLE OF 10 DEGREES 9 MINUTES 30 SECONDS TO THE LEFT OF THE LAST DESCRIBED CHORD AND SAID CHORD EXTENDED, A CHORD DISTANCE OF 78.48 FEET TO A POINT; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CENTER LINE, BEING A CURVE CONVEX TO THE SOUTHWEST, THE CHORD OF SAID CURVE FORMING AN ANGLE OF 11 DEGREES 15 MINUTES TO THE LEFT OF THE LAST DESCRIBED CHORD AND SAID CHORD EXTENDING A CHORD DISTANCE OF 50 FEET TO A POINT; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CENTER LINE, BEING A CURVE CONVEX TO THE SOUTHWEST, THE CHORD OF SAID CURVE FORMING AN ANGLE OF 8 DEGREES 28 MINUTES TO THE LEFT OF THE LAST DESCRIBED CHORD AND SAID CHORD EXTENDED, A CHORD DISTANCE OF 50.26 FEET TO A POINT; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CENTER LINE, BEING A CURVE CONVEX TO THE SOUTHWEST, THE CHORD OF SAID CURVE FORMING AN ANGLE OF 7 DEGREES 27 MINUTES TO THE LEFT OF THE LAST DESCRIBED CHORD AND SAID CHORD EXTENDED, A CHORD DISTANCE OF 50 FEET TO A POINT; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CENTER LINE, BEING A CURVE CONVEX TO THE SOUTHWEST, THE CHORD OF SAID CURVE FORMING AN ANGLE OF 9 DEGREES 21 MINUTES 30 SECONDS TO THE LEFT OF THE LAST DESCRIBED CHORD AND SAID CHORD EXTENDED, A CHORD DISTANCE OF 50 FEET TO A POINT; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CENTER LINE, BEING A CURVE CONVEX TO THE SOUTHWEST, THE CHORD OF SAID CURVE FORMING AN ANGLE OF 9 DEGREES 19 MINUTES 30 SECONDS TO THE LEFT OF THE LAST DESCRIBED CHORD AND SAID CHORD EXTENDED, A CHORD DISTANCE OF 58.83 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 45, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF EAST END AVENUE AND SAID POINT ALSO BEING 560.32 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID LOT 45, AS MEASURED ALONG THE EAST LINE OF SAID LOT 45 AND THE WEST RIGHT-OF-WAY LINE OF EAST END AVENUE AND EXCEPTING THEREFROM A TRACT OF LAND BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 45 AND RUNNING THENCE WEST ALONG THE NORTH LINE OF LOT 45 (SAID NORTH LINE BEING ALSO THE SOUTH RIGHT-OF-WAY LINE OF 16TH STREET) A DISTANCE OF 135 FEET TO A POINT, RUNNING THENCE SOUTH PARALLEL WITH THE EAST LINE OF LOT 45 A DISTANCE OF 160 FEET TO A POINT, RUNNING THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 45 A DISTANCE OF 135 FEET TO THE EAST LINE OF LOT 45 (SAID EAST LINE

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BEING ALSO THE WEST RIGHT-OF-WAY LINE OF EAST END AVENUE) AND RUNNING THENCE NORTH ALONG THE EAST LINE OF LOT 45 A DISTANCE OF 160 FEET TO THE PLACE OF BEGINNING, IN THE SUBDIVISION OF BLOCKS 4 AND 7 OF ORIGINAL TOWN OF CHICAGO HEIGHTS IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 32-21-314-006-0000

Address of Real Estate: 1648 E. End Avenue, Chicago Heights, IL 60411

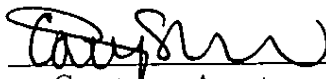
Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

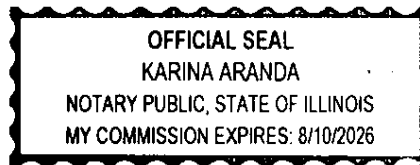
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 11/17, 2022

Signature:   
Grantor or Agent

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

  
NOTARY PUBLIC



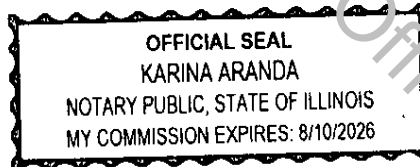
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 11/17, 2022

Signature:   
Grantee or Agent

SUBSCRIBED and SWORN to before me  
this 17 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.)