

# 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



Doc# 2302446061 Fee \$57.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/24/2023 11:17 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: 1621 Shields Ave., Chicago Heights, Illinois 60411

Permanent Index Number (PIN): 32-21-413-011-0000, 32-21-413-012-0000, 32-21-413-013-0000, 32-21-413-014-0000, 32-21-413-015-0000, 32-21-413-016-0000, 32-21-413-017-0000, 32-21-413-018-0000, 32-21-413-019-0000, and 32-21-413-037-0000

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. Donzin, as attorney in fact

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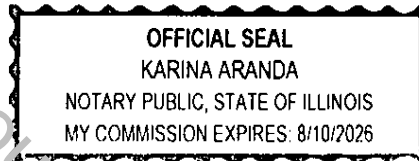
# UNOFFICIAL COPY

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 IMPRESS SEAL HERE  
NOTARY PUBLIC



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

REAL ESTATE TRANSFER TAX		23-Jan-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
32-21-413-011-0000		20230101624923   0-022-264-656

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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## LEGAL DESCRIPTION

### EXHIBIT "A"

#### PARCEL 1

LOTS 12 TO 20 BOTH INCLUSIVE, (EXCEPT RAILROAD) OF BLOCK 76 OF THE ORIGINAL TOWN OF CHICAGO HEIGHTS, A SUBDIVISION IN SECTION 20 AND SECTION 21, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 11 TO 20 BOTH INCLUSIVE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 11 OF SAID BLOCK 76, IN THE ORIGINAL TOWN OF CHICAGO HEIGHTS; THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOTS 11 TO 20 BOTH INCLUSIVE, FOR A DISTANCE OF 257.06 FEET TO THE SOUTH LINE OF LOT 20, THENCE IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF LOT 20 FOR A DISTANCE OF 37.3 FEET, THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 289.84 FEET FOR A DISTANCE OF 140.6 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 1823 FEET FOR A DISTANCE OF 126 FEET TO A POINT OF THE NORTH LINE OF SAID LOT 11; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT 11 FOR A DISTANCE OF 89.8 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM THAT PART THAT FALLS IN LOT 11, ALL IN SECTION 21, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2

THAT PART OF LOTS 11 TO 20 BOTH INCLUSIVE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 11 OF SAID BLOCK 76, IN THE ORIGINAL TOWN OF CHICAGO HEIGHTS; THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOTS 11 TO 20 BOTH INCLUSIVE, FOR A DISTANCE OF 257.06 FEET TO THE SOUTH LINE OF LOT 20, THENCE IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF LOT 20 FOR A DISTANCE OF 37.3 FEET, THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 289.84 FEET FOR A DISTANCE OF 140.6 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 1823 FEET FOR A DISTANCE OF 126 FEET TO A POINT OF THE NORTH LINE OF SAID LOT 11; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT 11 FOR A DISTANCE OF 89.8 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM THAT PART THAT FALLS IN LOT 11, ALL IN SECTION 21, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 1621 Shields Ave., Chicago Heights, Illinois 60411

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32-21-413-014-0000, 32-21-413-015-0000, 32-21-413-016-0000,  
32-21-413-017- 0000,32-21-413-018-0000, 32-21-413-019-0000,  
and 32-21-413-037-0000

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## STATEMENT BY GRANTOR AND GRANTEE

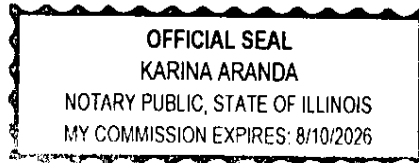
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

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

[Handwritten Signature]  
NOTARY PUBLIC



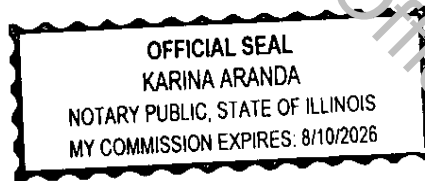
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

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

[Handwritten Signature]  
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.)