

# UNOFFICIAL COPY

Doc#: 2307913292 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/20/2023 12:03 PM Pg: 1 of 3  
Dec ID 20230301674154

**IN THE CIRCUIT COURT OF COOK  
COUNTY, ILLINOIS MUNICIPAL  
DEPARTMENT – SIXTH DISTRICT**

CITY OF CHICAGO HEIGHTS,

Petitioner,

v.

TRACY SPRENCER, et al.,

Respondents.

## JUDICIAL DEED

WHEREAS, on the 17<sup>th</sup> day of October, 2022, in Case Number 2022-M6-003165, entitled *City of Chicago Heights v. Tracy Sprenger et al*, the Court declared the property with common street address of 1943 Yale Avenue, Chicago Heights, Cook County, Illinois 60411, and PIN 32-30-217-015-0000, abandoned pursuant to 65 ILCS 5/11-31-1(d);

AND on the 9<sup>th</sup> day of January, 2023, in Case Number 2022-M6-003165, entitled *City of Chicago Heights v. Tracy Sprenger et al*, the Court Ordered for title of the property with common street address of 1943 Yale Avenue, Chicago Heights, Cook County, Illinois 60411, and PIN 32-30-217-015-0000, to transfer to the City of Chicago Heights, via Judicial Deed pursuant to 65 ILCS 5/11-31-1(d), thereby extinguishing all existing ownership interests in, liens on, and other interest in the property identified herein, including tax liens, and the rights and interests of any and all holders of a bona fide certificate of purchase of the property for delinquent taxes;

NOW, THEREFORE, know all people by these presents, that I, Michael B. Barrett, not individually, but as a Judge of the Circuit Court of Cook County, Illinois, in consideration of the premises, do hereby convey unto the City of Chicago Heights, Grantee, an Illinois Municipal Corporation, the following described premises pursuant to 65 ILCS 5/11-31-1(d), to wit:

**LEGAL DESCRIPTION:** LOT 15 IN BLOCK 13 IN BEACON HILLS, BEING A SUBDIVISION OF PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1960 AS DOCUMENT NO. 17748392, IN COOK COUNTY, ILLINOIS.

**COMMON STREET ADDRESS:** 1943 YALE AVENUE, CHICAGO HEIGHTS, ILLINOIS 60411

**PIN:** 32-30-217-015-0000

To have and to hold the same, with all appurtenances thereto belonging, to the Petitioner, City of Chicago Heights, forever, free and clear of any claim by the Respondents.

*Jan Duda*  
CITY CLERK  
CITY OF CHICAGO HEIGHTS

ma  
3/15/23

# UNOFFICIAL COPY

THIS DEED is executed and delivered solely in compliance with the Judgment hereinabove referred to.

ENTERED: Michael B. Pratt  
Judge

Date: JAN 09 2023  
Circuit Court - 2225

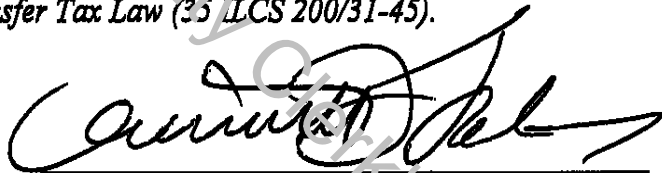
**Prepared by/mail to:**

K. Austin Zimmer  
Veronica Bonilla-Lopez  
Cynthia S. Grandfield  
Del Galdo Law Group, LLC  
1441 South Harlem Avenue  
Berwyn, Illinois 60402  
P: (708) 222-7000/F: (708) 222-7001  
Firm ID No. 44047

**Tax bills to:**

City of Chicago Heights  
Attn: Corporation Counsel  
1601 Chicago Road  
Chicago Heights, Illinois 60411

*Exempt under provisions of Paragraphs B and E, Section 31-25, of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).*



Eric T. Stach  
Del Galdo Law Group, LLC  
Legal Representative

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 MARCH 13, 2023 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said AGENT this 13 day of MARCH, 2023.

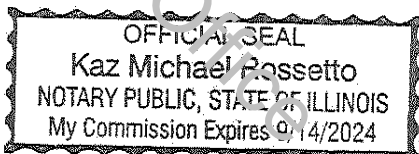


Notary Public [Signature]

The grantee or his agent affirms that, to the best of his knowledge, 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 MARCH 13, 2023 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 13 day of MARCH, 2023.



Notary Public [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class 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.)