

UNOFFICIAL COPY

Doc#: 2316506187 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/14/2023 11:13 AM Pg: 1 of 3

Future tax bills sent to:

South Suburban Land Bank and Development
Authority, an Illinois intergovernmental land bank
17730 Oak Park Ave., Unit D
Tinley Park, IL 60477

Dec ID 20230601646883

Prepared by and recorded
deed to be sent to:

Joel Knosher
Denzin Soltanzadeh LLC
190 S. LaSalle, Suite 2160
Chicago, IL 60603

JUDICIAL DEED

WHEREAS, the GRANTOR, Judge Carrie E. Hamilton, not individually, but as a Judge of the Circuit Court of Cook County, Illinois, pursuant to a Declaration of Abandonment entered on April 11, 2023 in Case No. 2023 M6 000775, entitled *Village of Park Forest v. Lawrence E. Beeson Sr, et al.*, does hereby grant, transfer and convey to the **South Suburban Land Bank and Development Authority, an Illinois intergovernmental land bank (GRANTEE)**, of 17730 Oak Park Ave., Unit D, Tinley Park, IL 60477, its successors or assigns forever, by virtue of this Judicial Deed and pursuant to the authority given to this Court under Section 11-31-1(d) of the Illinois Municipal Code (65 ILCS 5/11-31-1(d)), all right, title and interest to real property commonly known as **218 Marquette St., Park Forest, IL 60466** (the "Property"), to have and to hold forever, which Property is legally described as follows:

Legal Description: LOT 25 IN BLOCK 41 IN VILLAGE OF PARK FOREST AREA NO. 4, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 35 AND THE WEST HALF OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL, MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON JUNE 25, 1951, AS DOCUMENT NO. 15107640, IN COOK COUNTY, ILLINOIS.

PIN: 31-36-108-021-0000

This Deed is executed and delivered solely in compliance with the Order referred to above, and pursuant to section 11-31-1(d) of the Municipal Code (65 ILCS 5/11-31-1(d)), shall operate to extinguish all existing ownership interest in, liens on, and other interest in the Property, including tax liens, and shall extinguish the rights and interests of all holders of a bona fide certificate of purchase of the Property for delinquent taxes. Such bona fide certificate of purchase holders shall be entitled to a sale in error as prescribed under section 21-310 of the Property Tax Code.

EXEMPTION APP.

C. McNamee
CLERK
OF PARK FOREST

UNOFFICIAL COPY

Hamilton

MAY 22 2023

WITNESS, my hand and seal as of this 22nd day of May, 2023 Circuit Court - 2144

Carrie E. Hamilton
Hon. Judge Carrie E. Hamilton

I, the undersigned, a Deputy Clerk of the Circuit Court of Cook County, or a Notary Public in and for said county, State of Illinois, DO HEREBY CERTIFY that Judge Carrie E. Hamilton, a Judge of the Circuit Court of Cook County, personally known to me to be the same person whose name is subscribed to the within Deed, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said Deed for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 22nd day of May, 2023.

[Signature]
Notary Public

ILLINOIS TRANSFER STAMP:

EXEMPT UNDER PROVISIONS OF 35 ILCS 207/31-45, PARAGRAPH (e). REAL ESTATE TRANSFER ACT

DATE: May 22, 2023

[Signature]
Signature of Buyer, Seller or Representative

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 05 | 22 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

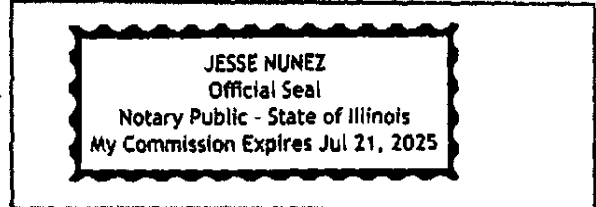
Jesse Nunez

By the said (Name of Grantor): Caitlyn Shannon

On this date of: 05 | 22 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 05 | 22 | 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

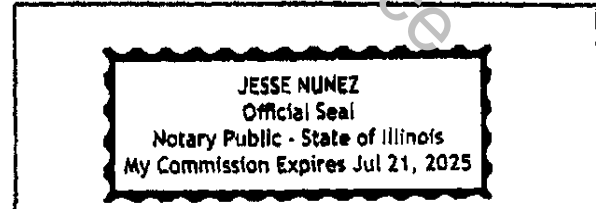
Jesse Nunez

By the said (Name of Grantee): Caitlyn Shannon

On this date of: 05 | 22 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)