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Doc#: 2320255008 Fee: \$88.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2023 09:31 AM Pg: 1 of 4

AFTER RECORDING RETURN TO:

1230 Emerald LLC
~~Laura Clakay, Esq.~~
~~23861 Greenfield Dr~~
Plainfield, Illinois 60505
P.O. Box 404
4950 Madison St
Skokie, IL 60077

Dec ID 20230701664304
ST/CO Stamp 0-201-609-680

QUIT CLAIM DEED

THIS QUIT CLAIM DEED (the “Deed”), is made as of this 18th day of July, 2023, by the City of Chicago Heights, an Illinois municipal corporation (the “Grantor”), whose address is 1601 Chicago Road, Chicago Heights, Illinois 60411 to the “Grantee”, 1230 Emerald LLC as nominee of Christopher Kwak, (the “Grantee”), whose address is 3620 North Kimball Avenue, Chicago, Illinois 60618, and is bound by the Abandoned Property Acquisition Program Agreement executed by both parties on May 26, 2023.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration (as approved by the Chicago Heights City Council pursuant to Resolution # 2023-10) in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Cook and State of Illinois and made a part hereof together with the structures, fixtures and other improvements affixed to or located on said real estate, together with all rights and appurtenances pertaining to such property; to wit:

LOT 33 AND THE SOUTH 8 1/3 FEET OF LOT 34 IN BLOCK 29 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.

Common Address: 1230 Emerald Avenue, Chicago Heights, Illinois

P.I.N.: 32-21-108-034-0000

Signature page follows

EXEMPTION APPROVED

Rachel Vega

RACHEL VEGA, CITY CLERK
CITY OF CHICAGO HEIGHTS

7/5/2023 @

FIDELITY NATIONAL TITLE
OC23008071

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the day, month and year first set forth above.

GRANTOR:

City of Chicago Heights,
an Illinois municipal corporation

By: 

Name: Thomas J. Somer

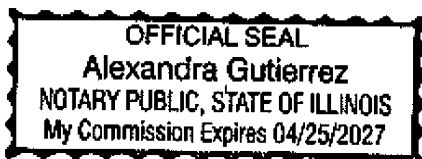
Title: Corporation Counsel - City of Chicago Heights

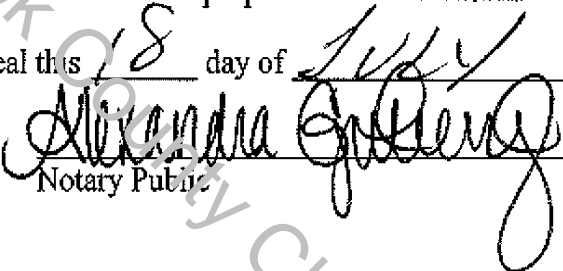
STATE OF ILLINOIS)
)
COUNTY OF COOK)

ss:


I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Thomas J. Somer, Corporation Counsel of the City of Chicago Heights ("City"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such personally appeared before me this day in person and acknowledged he/she signed and delivered said instrument as his/her free and voluntary act, and as the free and voluntary act of said City, for the uses and purposes therein set forth.

GIVEN UNDER my hand and Notarial Seal this 18 day of July, 2023.




Notary Public

Exempt under provisions of 35 ILCS 200/31-45, paragraph (b), real estate transfer act, and under provisions of paragraph B, Section 93-0-27 of the Cook County Real Estate Tax Transfer Ordinance.


Signature of Buyer, Seller or Representative

Date: 7/18/23

Tax bills should be sent to: **GRANTEES ADDRESS**
1230 Emerald LLC, C/o Christopher Kwak, 3620 North Kimball Avenue, Chicago, Illinois
60618

Document prepared by:
Thomas J. Somer, Esq., City of Chicago Heights, 1601 Chicago Road, Chicago Heights, IL
60411

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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 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 July 18, 2023 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said AGENT this 18 day of July, 2023.

Notary Public Alexandra Gutierrez



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 July 18, 2023 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 18 day of July, 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.)

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		20-Jul-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
32-21-108-034-0000	20230701667304	0-201-609-680