

UNOFFICIAL COPY

QUIT CLAIM DEED

MAIL RECORDED DEED TO:

Mallory Thomas

~~11714 S. Vincennes Avenue~~ 11362 S. Laflin St
Chicago, Illinois 60643

MAIL FUTURE TAX STATEMENTS TO:

Mallory Thomas

~~11714 S. Vincennes Avenue~~ 11362 S. Laflin St
Chicago, Illinois 60643



2326413126

Doc# 2326413126 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/21/2023 10:58 AM PG: 1 OF 3

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., 31st 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 CONVEY and QUITCLAIM to GRANTEE: **Mallory Thomas**, _____, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE SOUTHERLY 16 1/3 FEET OF LOT 3 AND THE NORTHERLY 16 2/3 FEET OF LOT 4 IN BLOCK 10 IN VINCENNES ROAD ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19 AND THAT PART LYING EAST OF THE DUMMY TRACK OF THE EAST 1/2 OF THE SOUTHWEST 1/4 ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Address of Real Estate: 11714 S. Vincennes Avenue, Chicago, Illinois 60643

Permanent Index Number (PIN): 25-19-409-022-0000

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.

DATED this 2nd day of March 2023.

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



Jessica Caffrey, Executive Director
By Brent O. Denzin, as attorney in fact

REAL ESTATE TRANSFER TAX

18-Aug-2023



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

25-19-409-022-0000 | 20230801602722 | 1-814-701-520

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

18-Aug-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

25-19-409-022-0000 | 20230801602722 | 0-240-109-008

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, with Power of Attorney for **Jessica Caffrey, 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 2nd day of March, 2023.

Maria Bandish
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: 3/2/2023

[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

UNOFFICIAL COPY

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: 3/2, 2023

Signature: _____

[Handwritten Signature]

Grantor or Agent

SUBSCRIBED and SWORN to before me
this 2nd day of March, 2023

Maria Bandish

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: 3/2, 2023

Signature: _____

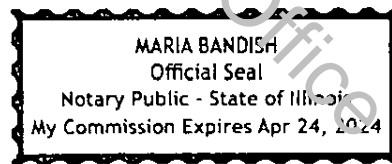
[Handwritten Signature]

Grantee or Agent

SUBSCRIBED and SWORN to before me
this 2nd day of March, 2023

Maria Bandish

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.)