

# UNOFFICIAL COPY

Doc#: 2328410002 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/11/2023 09:12 AM Pg: 1 of 3

IN THE CIRCUIT COURT OF  
COOK COUNTY, ILLINOIS

CITY OF CHICAGO HEIGHTS,  
a Municipal corporation,

Dec ID 20231001645518

Plaintiff,

vs.

SANTIAGO MUNOZ,  
UNKNOWN OWNERS,  
and NON-RECORD CLAIMANTS,

Defendants.

### JUDGE'S DEED

WHEREAS, on the 7<sup>th</sup> day of August 2023 in Case Number 22 M6 3034 entitled THE CITY OF CHICAGO HEIGHTS V. SANTIAGO MUNOZ, UNKNOWN OWNERS and NON-RECORD CLAIMANTS, an ORDER DECLARING PROPERTY ABANDONED was entered which provided that the property located at 238 East 22<sup>nd</sup> Street, Chicago Heights, Illinois and legally described as follows:  
SEE BELOW

be declared abandoned as the term is defined pursuant to 65 ILCS 5/11-31-1(d); AND that notice be sent by the Plaintiff, THE CITY OF CHICAGO HEIGHTS, via certified or registered mail to all persons having an interest of record in the property, including tax purchasers, and beneficial owners of any Illinois land trust having title to the property stating that title to said property will be transferred to THE CITY OF CHICAGO HEIGHTS unless within 30 days of notice the owner of record enters an appearance in the action or any other party having an interest in the property files with the Court a request to demolish or put the building on said property in safe condition; AND if after 30 days from the time of notice, the owner of record does not file an appearance in this matter or a request to demolish or repair the subject premises is made, that the subject premises be transferred to THE CITY OF CHICAGO HEIGHTS by judicial deed that will extinguish all existing ownership interests in, liens on, including tax liens, and any other interests in subject premises.

NOW, THEREFORE, with all notifications being made, and with no party with an interest in the subject premises filing an appearance in this matter, or a request to demolish or repair the subject premises is made, know all men by these presents, that I, Judge, CARRIE HAMILTON, not individually, but as Judge of the Circuit Court of Cook County, Illinois do hereby convey unto THE CITY OF CHICAGO HEIGHTS, a Municipal Corporation created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address 1601 Chicago Road, Chicago Heights, Illinois, the following described premises, to wit:

Property Index Number: 32-28-108-012-0000  
Address of Real Estate: 238 East 22<sup>nd</sup> Street, Chicago Heights, Illinois  
Legal Description:

LOT 12 IN BLOCK 144 IN CHICAGO HEIGHTS, A SUBDIVISION OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

To have and to hold the same, with this Deed extinguishing all existing ownership interests in, liens on, including tax liens, and any other interests in subject premises. THIS DEED is executed and delivered solely in compliance with the ORDER referred to hereinabove.

WITNESS my Hand and Seal this 2 day of OCTOBER, 2023.

Carrie Hamilton 2144 (SEAL)  
Judge's No.

EXEMPTION APPROVED Judge

Rachel Vega

RACHEL VEGA, CITY CLERK  
CITY OF CHICAGO HEIGHTS

10/09/2023

Judge Carrie E. Hamilton

OCT 02 2023

Circuit Court - 2144

# UNOFFICIAL COPY

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

Given under my hand and official seal, this 2<sup>nd</sup> day of October, 2023.

Commission expires January 21, 2026

Luciano Panigi Jr.  
NOTARY PUBLIC



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

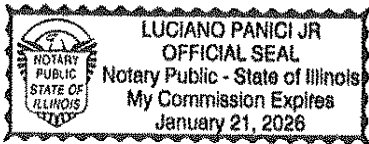
10/2/23  
Date

[Signature]  
Legal Representative

Given under my hand and official seal, this 2<sup>nd</sup> day of October, 2023.

Commission expires January 21, 2026

Luciano Panigi Jr.  
NOTARY PUBLIC



This instrument was prepared by:  
Law Offices of Dennis G. Gianopolus PC, 18511 Torrence Avenue, Lansing, Illinois, 60438.

**MAIL TO:**  
Law Offices of Dennis G. Gianopolus PC  
18511 Torrence Avenue  
Lansing, Illinois 60438

**SEND SUBSEQUENT TAX BILLS TO:**  
City of Chicago Heights  
1601 Chicago Road  
Chicago Heights, Illinois 60411

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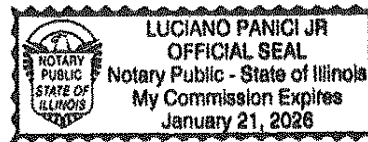
## STATEMENT BY GRANTOR AND GRANTEE

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: 10/2/23 Signature: [Handwritten Signature]

Subscribed and Sworn to before me  
this 2 day of Oct, 2023.

Notary Public [Handwritten Signature]

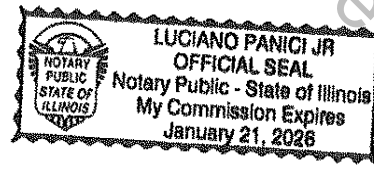


The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 10/2/23 Signature: [Handwritten Signature]

Subscribed and sworn to before me  
this 2 day of Oct, 2023.

Notary Public [Handwritten Signature]



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.