

UNOFFICIAL COPY

SPECIAL WARRANTY DEED Statutory (Illinois)

Doc#: 2332406337 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/20/2023 01:57 PM Pg: 1 of 2

MAIL TO:

Dimitrios A. Parhas
WhiteParhas, LLC
2100 Manchester Road, Suite 1730
Wheaton, Illinois 60187

Dec ID 20231001653074
ST/CO Stamp 0-915-236-816

NAME & ADDRESS OF TAXPAYER:

Chicago South Suburbs Habitat for Humanity
1600 E. Roosevelt Road
Wheaton, Illinois 60187

This Special Warranty Deed, by Grantor, **Village of Park Forest ("Grantor")**, an Illinois home-rule municipality, located at 350 Victory Drive, Park Forest, Illinois 60466, for and in consideration of Ten and 00/100—Dollars paid, hereby grants, remises and conveys unto Grantee, **Chicago South Suburbs Habitat for Humanity ("Grantee")**, an Illinois not-for-profit corporation, located at 1600 E. Roosevelt Road, Wheaton, Illinois 60187, without recourse, representation or warranty except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situation in the County of Cook, State of Illinois, legally described as follows (the "Premises"):

PARCEL 1:

LOT 38 IN BLOCK 9 IN VILLAGE OF PARK FOREST AREA NUMBER 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 3 IN BLOCK 7 IN VILLAGE OF PARK FOREST AREA NUMBER 1 BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN OF THE SOUTH RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD, ALL IN COOK COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, JUNE 25, 1951, AS DOCUMENT NUMBER 15107641, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 30 IN BLOCK 4 OF THE VILLAGE OF PARK FOREST AREA #1, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF ELGIN JOLIET AND EASTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This property is not homestead property.

Permanent Index Numbers: 32-30-205-019-0000
32-30-207-003-0000
32-30-210-038-0000

Property Addresses: 9 Arrowhead Court, Park Forest, Illinois 60466
223 Arrowhead Court, Park Forest, Illinois 60466

EXEMPTION APPROVED

Shirley C. McNamee
VILLAGE CLERK
VILLAGE OF PARK FOREST

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228 Arrowhead Court, Park Forest, Illinois 60466

- Subject to: 1. All real estate taxes for 2022 and subsequent years; and
- 2. All setbacks, easements, covenants, conditions and restrictions of record.

Grantor for itself and its successors does covenant, promise and warrant to Grantee that Grantor has not done or suffered to be done anything whereby the Premises are, or may be, in any manner encumbered or charged, except as herein recited and that Grantor will warrant and forever defend title against all persons claiming through Grantor, but not otherwise.

DATED this 13th day of October 2023.

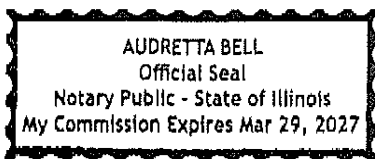
Village of Park Forest,

By: TL K. Mick
 Thomas K. Mick
 Village Manager

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 Thomas K. Mick personally known to me to be the Village Manager of the Village of Park Forest, and 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 as Village Manager, he signed and delivered the said Deed and caused the corporate seal of the Village of Park Forest to be affixed thereto, pursuant to authority, given by the Board of Trustees of the Village of Park Forest as his free and voluntary act, and as the free and voluntary act and deed of the Village of Park Forest, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 13th day of October 2023.



Audretta Bell
 NOTARY PUBLIC

My commission expires on 3/29/2027.

NAME AND ADDRESS OF PREPARER:

Matthew Byrne
 Odelson, Murphey, Frazier & McGrath, Ltd.
 3318 West 95th Street
 Evergreen Park, Illinois 60805

COUNTY - ILLINOIS TRANSFER STAMPS:

Exempt Pursuant to Section 45(b) of the Real Estate Transfer Tax Law

[Signature]
 Buyer, Seller or Representative