

# UNOFFICIAL COPY

## QUIT CLAIM DEED

### MAIL RECORDED DEED TO:

Alpha Oak Realty LLC  
~~8508 S. Exchange Avenue~~ 2336 Auburn Lane  
Chicago, Illinois 60617 Northbrook, IL 60062

### MAIL FUTURE TAX STATEMENTS TO:

Alpha Oak Realty LLC  
~~8508 S. Exchange Avenue~~ 2336 Auburn Lane  
Chicago, Illinois 60617 Northbrook, IL 60062



Doc# 2332422010 Fee \$88.00

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 11/20/2023 10:38 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., 31<sup>st</sup> 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: **Alpha Oak Realty LLC**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 4 IN BLOCK 26 IN COURT PARTITION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING LANDS BELONGING TO THE SOUTH CHICAGO RAILROAD COMPANY.


Address of Real Estate: 8508 S. Exchange Avenue, Chicago, Illinois 60617

Permanent Index Number (PIN): 21-31-418-023-0000

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 7 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 Caitlyn Sharrow, as attorney in fact

REAL ESTATE TRANSFER TAX 02-Nov-2023



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00

21-31-418-023-0000 | 20231101665278 | 0-411-035-60

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

REAL ESTATE TRANSFER TAX 02-Nov-2023



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

21-31-418-023-0000 | 20231101665278 | 0-865-343-440

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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 Caitlyn Sharrow, 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 she signed, sealed and delivered the said instrument on behalf of the Executive Director of Cook County Land Bank and as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 7 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: March 7, 2023

[Signature]  
 Signature of Buyer, Seller or Representative

NAME and ADDRESS OF PREPARER:

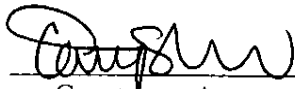
Brent O. Denzin, Esq.  
 Denzin Soltanzadeh LLC  
 190 S. LaSalle Street, Suite 2160  
 Chicago, Illinois 60603  
 Main: 312-380-7260

# 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: March 7, 2023

Signature:   
Grantor or Agent

SUBSCRIBED and SWORN to before me  
this 7 day of March 2023

Maria Bandish  
NOTARY PUBLIC



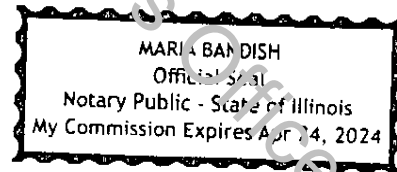
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: March 7 2023

Signature:   
Grantee or Agent

SUBSCRIBED and SWORN to before me  
this 7 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.)