

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

Keep Letting Them Believe Foundation
P.O. Box 471182
Kissimmee, FL 34747

MAIL FUTURE TAX STATEMENTS TO:

Keep Letting Them Believe Foundation
P.O. Box 471182
Kissimmee, FL 34747

Doc#: 2401706183 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/17/2024 11:40 AM Pg: 1 of 4

Dec ID 20240101611781
ST/CO Stamp 0-490-980-400

THE GRANTORS: **South Suburban Land Bank and Development Authority**, an Illinois intergovernmental agency, whose mailing address is 17730 Oak Park Ave., Suite D, Tinley Park, Illinois 60477, for and in consideration of TEN and NO/100 dollars (\$10.00) and other good and valuable consideration, in hand paid, does hereby GRANT, SELL, and CONVEY to GRANTEE: **Keep Letting Them Believe Foundation**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 4 IN BLOCK13 IN SOUTH HARVEY, A SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 29-30-227-007-0000

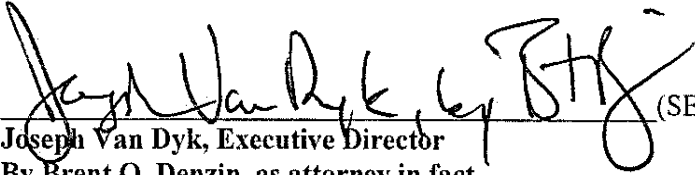
Addresses of Real Estate: 1727 W. 170th St., Hazel Crest, Illinois 60429

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, and general real estate taxes not yet due and payable.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor and none other.

DATED this 10th day of January 2024.

**SOUTH SUBURBAN LAND BANK AND DEVELOPMENT
AUTHORITY, an Illinois Intergovernmental Agency**



Joseph Van Dyk, Executive Director (SEAL)
By Brent O. Denzin, as attorney in fact

Chicago Title 234SD058239LP 111 MW

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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 Brent O. Denzin, with Power of Attorney for **Joseph Van Dyk, Executive Director of the South Suburban Land Bank and Development Authority**, an Illinois intergovernmental agency, 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 the South Suburban Land Bank and Development Authority as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 10th day of January, 2024.

Maria Bandish
NOTARY PUBLIC

IMPRESS SEAL HERE



NAME and ADDRESS OF PREPARER:

Brent O. Denzin, Esq.
Denzin Soltanzadeh LLC
190 S. LaSalle St.
Suite 2160
Chicago, Illinois 60603

COOK COUNTY-ILLINOIS TRANSFER STAMP:
EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45,
PARAGRAPH (b), REAL ESTATE TRANSFER ACT

DATE: 1/10, 2024

[Signature]
Signature of Buyer, Seller or Representative

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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 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.

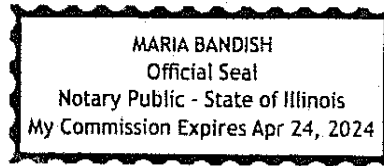
Dated 1/10, 2024

Signature: 
Grantor or Agent

SUBSCRIBED and SWORN to before me

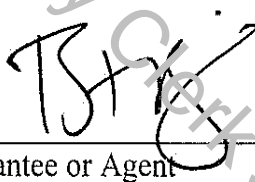
this 10th day of January, 2024.

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 1/10, 2024

Signature: 
Grantee or Agent

SUBSCRIBED and SWORN to before me

this 10th day of January, 2024.

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.)

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LEGAL DESCRIPTION

Order No.: 23GSD058239LP

For APN/Parcel ID(s): 29-30-227-007-0000

LOT 4 IN BLOCK13 IN SOUTH HARVEY, A SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office