

UNOFFICIAL COPY

Future tax bills sent to:

Village of Sauk Village
21801 Torrence Ave.,
Sauk Village, IL 60411

Doc#: 2403106250 Fee: \$88.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/31/2024 02:44 PM Pg: 1 of 3

Prepared by and recorded
deed to be sent to:

Joel Knosher
Denzin Soltanzadeh LLC
190 S. LaSalle, Suite 2160
Chicago, IL 60603

Dec ID 20240101624373

JUDICIAL DEED

WHEREAS, the GRANTOR, Judge Michael B. Barrett, not individually, but as a Judge of the Circuit Court of Cook County, Illinois, pursuant to a Declaration of Abandonment entered on December 7, 2023 in Case No. 2023-M6-007322, entitled *Village of Sauk Village v. Kingdom First Properties LLC, et al.*, does hereby grant, transfer and convey to the **Village of Sauk Village** (GRANTEE), of 21801 Torrence Ave., Sauk Village, IL 60411, its successors or assigns forever, by virtue of this Judicial Deed and pursuant to the authority given to this Court under Section 11-31-1(d) of the Illinois Municipal Code (65 ILCS 5/11-31-1(d)), all right, title and interest to real property commonly known as **22437 Yates Ave, Sauk Village, IL 60411** (the "Property"), to have and to hold forever, which Property is legally described as follows:

Legal Description: LOT 678 IN INDIAN HILL SUBDIVISION, UNIT NO 3., A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27, 1959, AS DOCUMENT NUMBER 17467223 IN COOK COUNTY, ILLINOIS, SITUATED IN COOK COUNTY, ILLINOIS.

PIN: 32-36-205-020-0000

This Deed is executed and delivered solely in compliance with the Order referred to above, and pursuant to section 11-31-1(d) of the Municipal Code (65 ILCS 5/11-31-1(d)), shall operate to extinguish all existing ownership interest in, liens on, and other interest in the Property, including tax liens, and shall extinguish the rights and interests of all holders of a bona fide certificate of purchase of the Property for delinquent taxes. Such bona fide certificate of purchase holders shall be entitled to a sale in error as prescribed under section 21-310 of the Property Tax Code.

WITNESS, my hand and seal as of this 29th day of January 2024



Hon. Judge Michael B. Barrett


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I, the undersigned, a Deputy Clerk of the Circuit Court of Cook County, or a Notary Public in and for said county, State of Illinois, DO HEREBY CERTIFY that Judge Michael B. Barrett, a Judge of the Circuit Court of Cook County, personally known to me to be the same person whose name is subscribed to the within Deed, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said Deed for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 29th day of January, 2024.

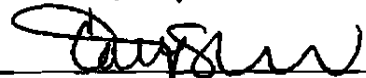


Notary Public

ILLINOIS TRANSFER STAMP:

EXEMPT UNDER PROVISIONS OF 35 ILCS
200/31-45, PARAGRAPH (e), REAL ESTATE
TRANSFER ACT

DATE: 1/29/2024



Signature of Buyer, Seller or Representative



Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §§ ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 01/29/2024

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

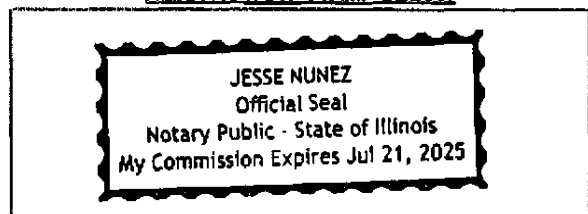
Jesse Nunez

By the said (Name of Grantor): Caitlyn Sharaw

AFFIX NOTARY STAMP BELOW

On this date of: 01/29/2024

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 01/29/2024

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

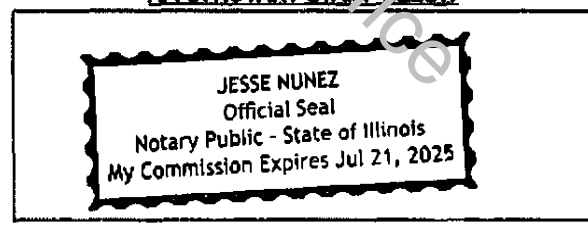
Jesse Nunez

By the said (Name of Grantee): Caitlyn Sharaw

AFFIX NOTARY STAMP BELOW

On this date of: 01/29/2024

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)