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QUIT CLAIM DEED



2403128012

Doc# 2403128012 Fee \$93.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/31/2024 01:47 PM PG: 1 OF 4

The GRANTOR, **Village of Phoenix**, an Illinois Municipal Corporation, a Corporation created and existing under and by virtue of the Laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of 700 AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the City Council of said Corporation, CONVEYS and WARRANTS to:

Brad Anthony Gonzalez, single, with his principal place of residence located at 840 152nd Street, Phoenix, Illinois, 60426, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description:

Lots 5, 6, 7 and 8 in the Subdivision of Lot 1 of Blankestyn's Subdivision of Lots 8 and 9 in School Trustees' Subdivision of Section 16, Township 36 North, Range 14 East of the Third Principal Meridian, (Except that Part Conveyed to John S. Belden, Fayette L. Force and Henry Hail by Deed recorded February 17, 1891 as Document 1420242 in Book 3214 Page 540), in Cook County, Illinois.

PINs: 29-16-111-005-0000 and 29-16-111-013-0000

Address of Premises: 15229 Halsted Street, Phoenix, Illinois 60426 and
15240 Vincennes Avenue, Phoenix, Illinois 60426

Subject to: Covenants, conditions, easements of record and terms and conditions of Resolution No. 07112023D passed by the Phoenix City Council on July 11, 2023 and of a Redevelopment Agreement between the Grantor and Grantee. The property is to be used solely for the uses of commercial development (the "Project"). The Project shall be completed no later than January 22, 2025. The Grantee shall not discriminate upon the basis of race, color, religion, sex or national origin in the sale, lease, rental or occupancy of the property. Failure to comply with this covenant shall cause all title, rights and interest in the property herein conveyed to revert to the Village of Phoenix and the

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Village shall be entitled to recover all costs and expenses, including attorney's fees incurred in revesting title in the Village. This covenant shall run with the land and shall terminate five (5) years after the recording of this deed. This covenant shall be enforceable against the Grantee, its heirs, successors and assigns. This covenant shall not be enforceable against any property to whom the Developer grants a mortgage or assigns the beneficial interest of a land trust as collateral for a loan.

In Witness Whereof, said Grantor has caused its Corporate Seal, if any, to be hereto affixed, and has caused its name to be signed to these presents by its Village President and attested by its Clerk, this 22 day of January, 2024.

VILLAGE OF PHOENIX, an Illinois Municipal Corporation

BY:

~~Terry R. Wells, President~~

ATTEST:

Patricia Harris, Village Clerk

Exempt under provisions of Section 4,
Paragraph B, Real Estate Transfer Tax Act.

Date: 1-22-29 x

Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX

31-Jan-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

29-16-111-005-0000

120240101619006 | 0-400-649-264

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

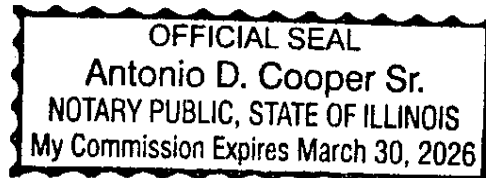
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Terry R. Wells**, personally known to me to be the President of the Village of Phoenix, an Illinois Municipal Corporation, and **Patricia Harris** personally known to me to be the Village Clerk of said Corporation, and personally known to me to be the same persons whose names are subscribed to the above and foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Clerk, they signed and delivered the said instrument as said President and Clerk of said Corporation, and caused the Corporate Seal of said

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Corporation, if any, to be affixed thereto, pursuant to authority, given by the City Council of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22nd day of JANUARY, 2024.


Notary Public



This instrument was prepared by:

Scott D. Dillner
Attorney at Law
Hiskes, Dillner, O'Donnell,
Marovich & Lapp, Ltd.
16231 Wausau Avenue
South Holland, IL 60473

SEND RECORDED DEED TO:

Scott D. Dillner
Attorney at Law
16231 Wausau Avenue
South Holland, IL 60473

SEND TAX BILLS TO:

Brad Anthony Gonzales
840 152nd Street
Phoenix, Illinois 60426

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GRANTOR/GRANTEE STATEMENT

The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantor shown on the Deed of 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: JANUARY 22, 2024.

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
by the said Agent this 22nd day
of JANUARY, 2024.

Notary Public



The Grantee or his/her Agent affirms and verifies that the name of the Grantee shown on the Deed of 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.

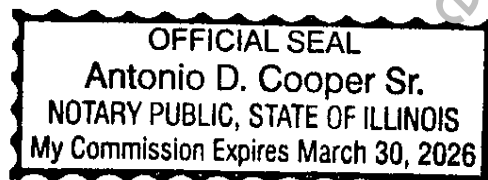
Dated: JANUARY 22, 2024.

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
by the said Agent this 22nd day
of JANUARY, 2024.

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.)