

UNOFFICIAL COPY

Doc#: 2403633271 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/05/2024 02:06 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

The Monastery Foundation NFP
10918 S. DORCHESTER AVE
CHICAGO, IL 60637

MAIL FUTURE TAX STATEMENTS TO:

The Monastery Foundation NFP
6918 S. Dorchester Avenue
Chicago, Illinois 60637

Dec ID 20240101619653
ST/CO Stamp 0-731-601-968
City Stamp 0-690-576-432

THE GRANTORS: **County of Cook, a body politic and corporate, d/b/a Cook County Land Bank Authority**, of the City of Chicago, County of Cook, State of Illinois, 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 **The Monastery Foundation NFP, an Illinois not-for-profit corporation** all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 50 AND 51 (EXCEPT THE WEST 1/2 FEET THEREOF) IN BLOCK 2 IN SCAMMOMN AND DICKEY'S SUBDIVISION OF ALL OF THAT PART EAST OF THE ILLINOIS CENTRAL RAILROAD OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 1 ACRE IN THE NORTHEAST CORNER THEREOF) IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 20-23-412-071-0000

Address of Real Estate: 1350 E. 70th Street, Chicago, Illinois 60637

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, general real estate taxes not yet due and payable, and the conditions subsequent and the right of reentry set forth in Exhibit A.

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 6th day of December 2023

COUNTY OF COOK, A BODY POLITIC AND
CORPORATE, D/B/A COOK COUNTY LAND
BANK AUTHORITY


Jessica Caffrey, by Stephen Soltanzadeh, as attorney in fact

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

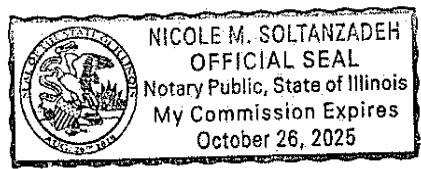
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Stephen Soltanzadeh**, with Power of Attorney for **Jessica Caffrey, the Executive Director of the County of Cook, a body politic and corporate, d/b/a Cook County Land Bank Authority**, personally known to me to be the same persons whose names are 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 Cook County Land Bank and as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 6th day of December 2023



NOTARY PUBLIC

IMPRESS SEAL HERE




NAME and ADDRESS OF PREPARER:

Stephen Soltanzadeh, Esq.
Denzin Soltanzadeh, LLC
190 S. LaSalle Street, Suite 2160
Chicago, Illinois 60603

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

DATE: December 6, 2023



Signature of Seller or Representative

Property of Cook County Clerk's Office

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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.

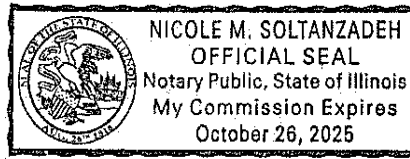
Dated December 6, 2023

Signature: 
Grantor or Agent

SUBSCRIBED and SWORN to before me

this 6th day of December 2023


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.

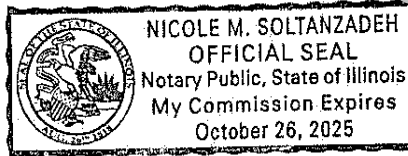
Dated December 6, 2023

Signature: 
Grantee or Agent

SUBSCRIBED and SWORN to before me

this 6th day of December 2023


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.)