

# UNOFFICIAL COPY

IN THE CIRCUIT COURT OF COOK  
COUNTY, ILLINOIS MUNICIPAL  
DEPARTMENT – SIXTH DISTRICT

Doc#: 2406611277 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/6/2024 12:00 AM Pg: 1 of 3  
Dec ID 20240201643234

CITY OF CHICAGO HEIGHTS,

Petitioner,

v.

JOHN T. DUPEE, et al.,

Respondents.

## JUDICIAL DEED

WHEREAS, on the 13th day of November, 2023, in Case Number 2022-M6-008285, entitled *City of Chicago Heights v. John T. Dupee, et al*, the Court declared the property with common street address of 578 Andover Street, Chicago Heights, Cook County, Illinois 60411, and PIN 32-30-108-014-0000, abandoned pursuant to 65 ILCS 5/11-31-1(d);

AND on the 26<sup>th</sup> day of February, 2024, in Case Number 2022-M6-008285, entitled *City of Chicago Heights v. John T. Dupee, et al*, the Court Ordered for title of the property with common street address of 578 Andover Street, Chicago Heights, Cook County, Illinois 60411, and PIN 32-30-108-014-0000, to transfer to the City of Chicago Heights, via Judicial Deed pursuant to 65 ILCS 5/11-31-1(d), thereby extinguishing all existing ownership interests in, liens on, and other interest in the property identified herein, including tax liens, and the rights and interests of any and all holders of a bona fide certificate of purchase of the property for delinquent taxes;

NOW, THEREFORE, know all people by these presents; that I, CHARLE HAMILTON, not individually, but as a Judge of the Circuit Court of Cook County, Illinois, in consideration of the premises, do hereby convey unto the City of Chicago Heights, Grantee, an Illinois Municipal Corporation, the following described premises pursuant to 65 ILCS 5/11-31-1(d), to wit:

**LEGAL DESCRIPTION:** LOT 14 IN BLOCK 2 IN BEACON HILLS, A SUBDIVISION OF PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COMMON STREET ADDRESS:** 578 ANDOVER STREET, CHICAGO HEIGHTS, ILLINOIS 60411.

**PIN:** 32-30-108-014-0000

To have and to hold the same, with all appurtenances thereto belonging, to the Petitioner, City of Chicago Heights, forever, free and clear of any claim by the Respondents.

THIS DEED is executed and delivered solely in compliance with the Judgment hereinabove referred to.

EXEMPTION APPROVED

Rachel Vega

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ENTERED: Carrie E. Hamilton 2144  
Judge

Judge Carrie E. Hamilton

Date: \_\_\_\_\_ FEB 26 2024

Circuit Court - 2144

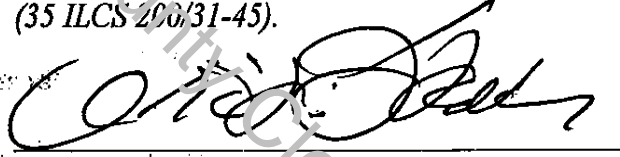
**Prepared by/mail to:**

K. Austin Zimmer  
Veronica Bonilla-Lopez  
Cynthia S. Grandfield  
Del Galdo Law Group, LLC  
1441 South Harlem Avenue  
Berwyn, Illinois 60402  
P: (708) 222-7000/F: (708) 222-7001  
Firm ID No. 44047

**Tax bills to:**

City of Chicago Heights  
Attn: Corporation Counsel  
1601 Chicago Road  
Chicago Heights, Illinois 60411

*Exempt under provisions of Paragraphs B and E,  
Section 31-25, of the Real Estate Transfer Tax Law  
(35 ILCS 200/31-45).*



**Legal 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 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 FEB 26, 2024 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said AGENT this 26th day of FEBRUARY, 2024.

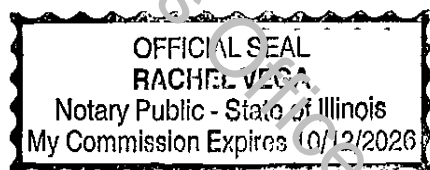


Notary Public Rachel Vega

The grantee or his agent affirms that, to the best of his knowledge, 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 FEB. 26, 2024 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 26th day of FEBRUARY, 2024.



Notary Public Rachel Vega

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class 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.)