

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

### MAIL RECORDED DEED TO:

Accountable Home Buyers Inc  
110 W. Superior St, Unit 1801  
Chicago, IL 60654

### MAIL FUTURE TAX STATEMENTS TO:

Accountable Home Buyers Inc.  
c/o Brian Bremer  
110 W. Superior St., Unit 1801  
Chicago, Illinois 60654

Doc#: 2409230108 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/1/2024 10:38 AM Pg: 1 of 3

Dec ID 20240301657210

ST/Co Stamp 1-966-298-872 ST Tax \$0.00 CO Tax \$0.00

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: **Accountable Home Buyers Inc.**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

*an Illinois Corporation*

LOT 46 (EXCEPTING THEREFROM THAT PART THEREOF FALLING WITHIN VACATED HICKORY STREET), IN B 1 IN LINCOLNWOOD SUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES FOR COOK COUNTY, ILLINOIS ON AUGUST 7, 1957 AS DOCUMENT LR1752498 AND AS SUPPLEMENTED, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 31-24-441-046-0000

Addresses of Real Estate: 227 Kentucky Street, Park Forest, Illinois 60466

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 28 day of February 2024.

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

EXEMPTION APPROVED

*Sheila C. McEwen*  
VILLAGE CLERK  
VILLAGE OF PARK FOREST

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

# UNOFFICIAL COPY

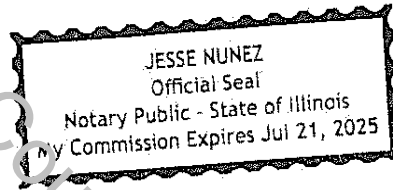
STATE OF ILLINOIS       )  
  ) SS.  
COUNTY OF COOK        )

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 27 day of February, 2024.

Jesse Nunez  
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: February 27, 2024

[Signature]  
Signature of Buyer, Seller or Representative

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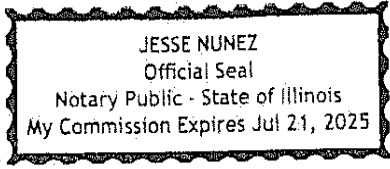
## STATEMENT BY GRANTOR AND GRANTEE

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 February 28, 2024 Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me

this 28 day of February, 2024  
[Signature]  
NOTARY PUBLIC

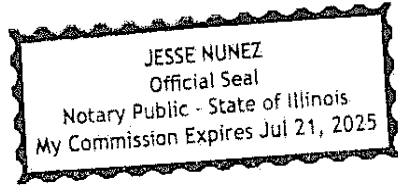


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 28, 2024 Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me

this 28 day of February, 2024.  
[Signature]  
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.)