

UNOFFICIAL COPY

QUIT CLAIM DEED

MAIL RECORDED DEED TO:

Accel Capital LLC

~~17232 Roy Street~~ 1416 S. 88th Ave
~~Lansing, Illinois 60438~~ Orland Park, IL 60462

MAIL FUTURE TAX STATEMENTS TO:

Accel Capital LLC

~~17232 Roy Street~~ 1416 S. 88th Ave
~~Lansing, Illinois 60438~~ Orland Park, IL 60462



Doc# 2409907001 Fee \$176.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 4/8/2024 9:26 AM

PAGE: 1 OF 4

THE GRANTOR(S): County of Cook d/b/a Cook County Land Bank Authority, a body politic established under the laws of the State of Illinois, whose mailing address is 69 W. Washington St., 31st Floor, Chicago, Illinois 60602, for and in consideration of TEN and NO/100 dollars (\$10.00) and other good and valuable consideration, in hand paid, does hereby CONVEY and QUITCLAIM to GRANTEE: Accel Capital LLC, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 20 (EXCEPT THE SOUTH 30 FEET THEREOF) AND LOT 21 IN BLOCK 2 IN BURNHAM BERENICE ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 17232 Roy Street, Lansing, Illinois 60438

Permanent Index Number (PIN): 30-29-107-047-0000

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; the general real estate taxes not yet due and payable.

DATED this 28 day of February 2023.

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

Jessica Caffrey, by BOD
Jessica Caffrey, Executive Director
By Brent O. Denzin, as attorney in fact

REAL ESTATE TRANSFER TAX



18-Mar-2024
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

30-29-107-047-0000

20240301655536 | 0-283-638-320

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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 Brent O Denzin, with Power of Attorney for **Jessica Caffrey, Executive Director of County of Cook, a body politic and corporate, d/b/a Cook County Land Bank Authority**, 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 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 28 day of February 2023.

Maria Bandish
NOTARY PUBLIC

IMPRESS SEAL HERE



COOK COUNTY- ILLINOIS TRANSFER STAMP:

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

DATE: 2/28/2023

[Signature]
Signature of Buyer, Seller or Representative

NAME and ADDRESS OF PREPARER:

Brent O. Denzin, Esq.
Denzin Soltanzadeh LLC
190 S. LaSalle Street, Suite 2160
Chicago, Illinois 60603
Main: 312-380-7260

VILLAGE OF LANSING

UNOFFICIAL COPY

Patricia L. Eidam
Mayor



Office of the Finance Director

Brian Hanigan
Finance Director

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below:

Title Holder's Name: Cook County Land Bank Authority
69 W Washington Street, Suite 2938
Chicago, IL 60602

Telephone No.: 312-657-8019

Attorney or Agent: Charlie Doerf
 Telephone No.: 312-515-7836

Property Address: 17232 Roy Street
Lansing, IL 60438

Property Index Number (PIN): 30-29-107-047-0000

Water Account Number: 310 3401 00 03

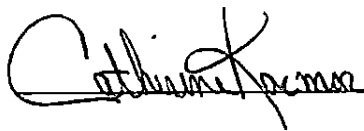
Date of Issuance: March 8, 2024

(State of Illinois)
(County of Cook)

This instrument was acknowledged before me on March 8, 2024 by Catherine Kacmar.

VILLAGE OF LANSING

By: 
Village Treasurer or Designee

 (Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

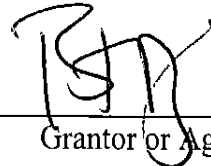
UNOFFICIAL COPY

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, 2023

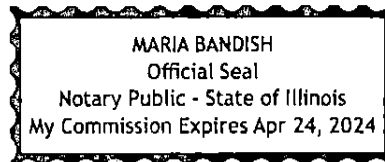
Signature: _____



Grantor or Agent

SUBSCRIBED and SWORN to before me this 28 day of February 2023

Maria Bandish
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, 2023

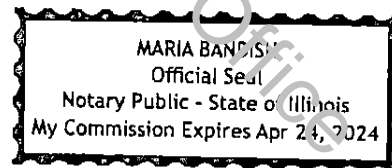
Signature: _____



Grantee or Agent

SUBSCRIBED and SWORN to before me this 28 day of February 2023

Maria Bandish
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.)