

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

Chicago Transit Authority
567 W. Lake Street
Chicago, Illinois 60661
Attn: Joe Harmening, Director, Real Estate

MAIL FUTURE TAX STATEMENTS TO:

Chicago Transit Authority
567 W. Lake Street
Chicago, Illinois 60661
Attn: Joe Harmening, Director, Real Estate



2411707016

Doc# 2411707016 Fee \$88.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 4/26/2024 12:32 PM

PAGE: 1 OF 4

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 Chicago Transit Authority, a municipal corporation all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

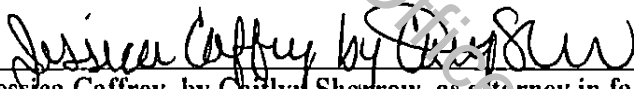
(SEE EXHIBIT A ATTACHED HERETO)


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.

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 19th day of March 2024



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


Jessica Caffrey, by Carlyn Sharrow, as attorney in fact

REAL ESTATE TRANSFER TAX	26-Apr-2024
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-21-230-035-0000 | 20240401687711 | 1-350-076-720

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	26-Apr-2024
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

25-21-230-035-0000 | 20240401687711 | 1-685-319-984

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

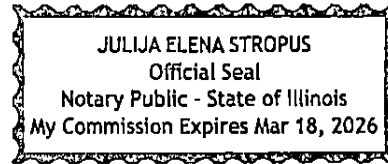
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Caitlyn Sharrow**, with Power of Attorney for **Jessica Caffrey**, the **Executive Director of the County of Cook**, a **body politic and corporate, d/b/a Cook County Land Bank Authority**, personally 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 she signed, sealed and delivered the said instrument on behalf of the Executive Director of Cook County Land Bank and as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 19th day of March 2024

Julija E. Stropus

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: March 19, 2024

Stephen Soltanzadeh

Signature of Seller or Representative

Property of Cook County Clerk's Office

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EXHIBIT A Legal Description

LOTS 1, 2, 3 AND THAT PART OF LOT 4 LYING NORTH AND NORTHEASTERLY OF TWO LINES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 4; SAID POINT BEING 17.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 4; THENCE EAST ON A LINE 17.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF AFORESAID LOT 4, A DISTANCE OF 7 FEET 1/2 INCH TO A POINT; THENCE SOUTHEASTERLY A DISTANCE OF 84 FEET 9 AND 5/8 INCHES TO A POINT IN THE EAST LINE OF AFORESAID LOT 4, SAID POINT BEING 52 FEET 5 AND 7/8 INCHES SOUTH OF THE NORTHEAST CORNER OF AFORESAID LOT 4 IN RAPP'S RESUBDIVISION OF LOTS 24 TO 27, TOGETHER WITH THE WEST 84 FEET OF THE ORIGINAL ALLEY IN SAWYER'S SUBDIVISION OF BLOCK 8 IN FIRST ADDITION TO PULLMAN, A SUBDIVISION OF THE EAST 775.5 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART SHOWN AS OCCUPIED BY THE CHICAGO AND WESTERN INDIANA RAILROAD), IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers (PINs): 25-21-230-035-0000

Commonly Known As: 11439 S Perry Avenue, Chicago, Illinois 60628

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

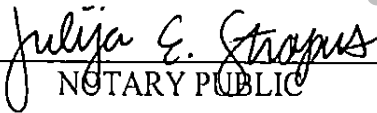
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

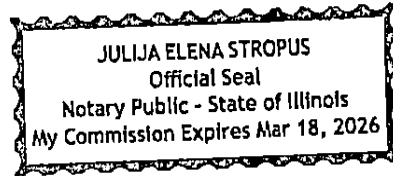
Dated March 19, 2024

Signature: 
Grantor or Agent

SUBSCRIBED and SWORN to before me

this 19th day of March 2024


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.

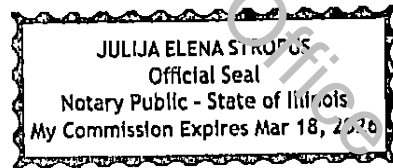
Dated March 19, 2024

Signature: 
Grantee or Agent

SUBSCRIBED and SWORN to before me

this 19th day of March 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.)