

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

Maria Padilla
638 North Saint Louis Ave
Chicago, IL 60624

MAIL FUTURE TAX STATEMENTS TO:

Maria Padilla
638 North Saint Louis Avenue
Chicago, Illinois 60624

Doc#: 2413618295 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/15/2024 2:40 PM Pg: 1 of 3

Dec ID 20240501699975

ST/Co Stamp 1-224-145-200 ST Tax \$0.00 CO Tax \$0.00

City Stamp 1-984-690-480 City Tax \$30.00

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 Maria Padilla, an unmarried woman all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 7 IN MORTON'S SUBDIVISION OF LOTS 1 TO 5, 8, 9 AND 10 IN BRECKENRIDGE'S SUBDIVISION OF BLOCK 6 IN F. HARDINGS SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 16-11-209-023-0000

Address of Real Estate: 642 North Saint Louis Avenue, Chicago, Illinois 60624

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 11th day of April 2024

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)

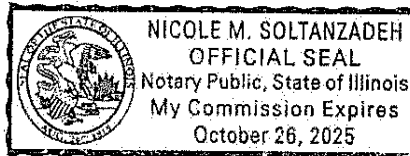
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Stephen Soltanzadeh**, with Power of Attorney for **Jessica Caffrey, the Executive Director of the County of Cook, a body politic and corporate, d/b/a Cook County Land Bank Authority**, personally 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 11th day of April 2024



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: April 11, 2024



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.

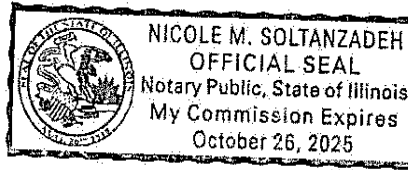
Dated April 11, 2024

Signature: 
Grantor or Agent

SUBSCRIBED and SWORN to before me

this 11th day of April 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.

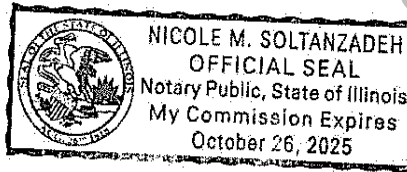
Dated April 11, 2024

Signature: 
Grantee or Agent

SUBSCRIBED and SWORN to before me

this 11th day of April 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.)