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Doc#. 2414302162 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 5/22/2024 10:52 AM Pg: 1 of 4

Dec ID 20240501601934 ST/Co Stamp 0-534-635-824 ST Tax \$0.00 CO Tax S0.00

AFTER RECORDING RETURN TO:	,
-	
Sharon A. Zogas, Esq	Ì
10020 S. Western Ave.	•
Chicago, IL 60643	3
Cincago, 11,00045	
•	

[This space reserved for recording data.]

QUIT CLAIM DEED

THIS QUIT CLAM DEED (the "Deed"), is made as of this 20th day of May, 2024, by the City of Chicago Heights, an Illinois municipal corporation (the "Grantor"), whose address is 1601 Chicago Road, Chicago Heights, Illinois 60411 to the "Grantee", Soniel Estime (the "Grantee"), whose address is 4956 North Spaulding Avenue, Chicago, Illinois 60625, and is bound by the Abandoned Property Acquisition Program Agreement executed by both parties on April 24th, 2024.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration (as approved by the Chicago Heights City Council pursuant to Resolution # 2024-19) in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does *GRANT*, *REMISE*, *RELEASE*, *ALIEN*, *SELL AND CONVEY* unto the Grantee and its successors and assigns *FOREVER*, all of the real estate, situated in the County of Cook and State of Illinois and made a part hereof together with the structures, fixtures and other improvements arrived to or located on said real estate, together with all rights and appurtenances pertaining to such property; to wit:

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.

Commo	Address:	578 Andover Street, Chicago	Heights, Illinois 60411 .
P.I.N.: _	32-30-108	014-0000	•
			EXEMPTION APPROVED
		Signature page follows	Rachel Vega

RACHEL VEGA, CITY CLERK CITY OF CHICAGO HEIGHTS 2414302162 Page: 2 of 4

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents on the day, month and year first set forth above.

	GRANTOR:			
	City of Chicago Heights,			
	an Illinois municipal corporation			
	Ву:			
	Name: Thomas Somer			
	Title: Corporation Counsel – City of Chicago Heights			
STATE OF ILLINOIS)				
)	SSI			
COUNTY OF COOK)				
	e in and for said County and State aforesaid, DO			
	ner, Corporation Counsel of the City of Chicago			
	be the same person whose name is subscribed to the			
foregoing instrument as such personally	appeared before me this day in person and			
acknowledged he/she signed and delivered s	said instrument as his/her free and voluntary act, and			
as the free and voluntary act of said City, for	the uses and purposes therein set forth.			
GIVEN UNDER my hand and Notarial Seal	this $\frac{20^{17}}{\text{day of}}$ day of $\frac{MAV}{\text{day}}$, 2024.			
<u>-</u>	Plots III			
OFFICIAL SEAL	(Ar. 16) Come to			
Kaz Michael Rossetto	Notary Public			
NOTARY PUBLIC, STATE OF ILLINOIS				
My Commission Expires 06/28/2027				
Exempt under provisions of 35 ILCS 200/31-45, para	graph (b), real estate transfer ac., and under provisions of			
paragraph B, Section 93-0-27 of the Cook County Re	al Estate Tax Transfer Ordinance			
	. Date: 5/20/20/.			
Signature of Buyer, Seller of Representative	Date			
Signature of Buyer, General Representative				
	al Estate Tax Transfer Ordinance Date: 5/20/2:			
	Ó			

Tax bills should be sent to:

Soniel Estime, 4956 North Spaulding Avenue, Chicago, Illinois 60625

Document prepared by:

Thomas J. Somer, Esq., City of Chicago Heights, 1601 Chicago Road, Chicago Heights, IL 60411

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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 <u>N.4 / 2014</u> , 2024 Signature:	Grantor or Algent
Subscribed and sworr, to before me by the said AGENT this 20 TH day of MAY, 2024.	OFFICIAL SEAL Kaz Michael Rossetto
Notary Public Url Ros to	NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 06/28/2027

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 5 / 20	,2024	Signature:		
C. I	1 C	G	Frantee or Agen	TS
Subscribed and sworn me by the said by		2024	San Mr. Dec	
this to day of	Men	, 2024.	Astronomics on the state of the	Seal Seal Control of the Seal Seal Seal Seal Seal Seal Seal Sea
Notary Public W	MUM			Sole of the sole o
	01-			100

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.)

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LEGAL DESCRIPTION

Order No.: 24GSC752360UW

For APN/Parcel ID(s): 32-30-108-014-0000

OC 11P 35 DINOIS.

COOK COUNTY CLORATS OFFICE 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, LLINOIS.