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Doc#: 2420628234 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 7/24/2024 11:18 AM Pg: 1 of 3

IN THE CIRCUIT COURT OF
COOK COUNTY, ILLINOIS

CITY OF CHICAGO HEIGHTS,
a Municipal corporation,

Dec ID 20240701659434

Plaintiff,

vs.

3 J NANCE INC,
UNKNOWN OWNERS,
and NON-RECORD CLAIMANTS,

Defendants.

JUDGE'S DEED

WHEREAS, on the 7th day of June, 2024 in Case Number 20236006384 entitled THE CITY OF CHICAGO HEIGHTS V. 3 J NANCE INC, UNKNOWN OWNERS and NON-RECORD CLAIMANTS, an ORDER DECLARING PROPERTY ABANDONED was entered which provided that the property located at 156 West Hickory Street, Chicago Heights, Illinois and legally described as follows:

SEE BELOW

be declared abandoned as the term is defined pursuant to 65 ILCS 5/11-31-1(d); AND that notice be sent by the Plaintiff, THE CITY OF CHICAGO HEIGHTS, via certified or registered mail to all persons having an interest of record in the property, including tax purchasers, and beneficial owners of any Illinois land trust having title to the property stating that title to said property will be transferred to THE CITY OF CHICAGO HEIGHTS unless, within 30 days of notice the owner of record enters an appearance in the action or any other party having an interest in the property files with the Court a request to demolish or put the building on said property in safe condition; AND if after 30 days from the time of notice, the owner of record does not file an appearance in this matter or a request to demolish or repair the subject premises is made, that the subject premises be transferred to THE CITY OF CHICAGO HEIGHTS by judicial deed that will extinguish all existing ownership interests in, liens on, including tax liens, and any other interests in subject premises.

NOW, THEREFORE, with all notifications being made, and with no party with an interest in the subject premises filing an appearance in this matter, or a request to demolish or repair the subject premises is made, know all men by these presents, that I, Judge George L. Canellis, not individually, but as Judge of the Circuit Court of Cook County, Illinois do hereby convey unto THE CITY OF CHICAGO HEIGHTS, a Municipal Corporation created and existing under and by virtue of the Laws of the State of Illinois having its principal office at the following address 1601 Chicago Road, Chicago Heights, Illinois, the following described premises, to wit:

Property Index Number: 32-20-331-002-0000, 32-20-331-003-0000 and 32-20-331-025-0000
Address of Real Estate: 156 West Hickory Street, Chicago Heights, Illinois 60411
Legal Description:

LOT 13 (EXCEPT THE EAST 10 FEET) AND ALL OF LOTS 14 AND 15 IN BLOCK 5 IN BUENA VISTA ADDITION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

To have and to hold the same, with this Deed extinguishing all existing ownership interests in, liens on, including tax liens, and any other interests in subject premises. THIS DEED is executed and delivered solely in compliance with the ORDER referred to hereinabove.

WITNESS my Hand and Seal this 09 day of July, 2024.

Associate Judge George L. Canellis, Jr

Judge

George L. Canellis, Jr
Judge's No. 2057 (SEAL)

JUL 09 2024

Circuit Court -2151

EXEMPTION APPROVED

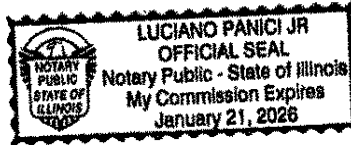
Rachel Vega
RACHEL VEGA, CITY CLERK
CITY OF CHICAGO HEIGHTS

UNOFFICIAL COPY

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George L. Carrellis, a Judge of the Circuit Court of Cook County, Illinois is personally known to me to be the same person(s) whose name(s) is subscribed to the within Deed, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said Deed for uses and purposes therein set forth.

Given under my hand and official seal, this 09 day of July, 2024.

Commission expires Jan 21, 2026
Luciano Panici Jr
NOTARY PUBLIC

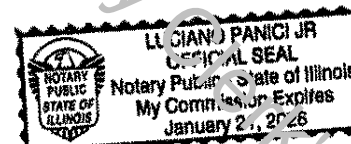


Exempt under provisions of paragraph B and E, section 31-45, of the Real Estate Transfer Tax Law. (35 ILCS 200/31-45)

July 09, 2024
Date [Signature]
Legal Representative

Given under my hand and official seal, this 09 day of July, 2024.

Commission expires Jan 21, 2026
Luciano Panici Jr
NOTARY PUBLIC



This instrument was prepared by:
Law Offices of Dennis G. Gianopolus PC, 18511 Torrence Avenue, Lansing, Illinois, 60438.

MAIL TO:
Dennis G. Gianopolus PC
18511 Torrence Avenue
Lansing, Illinois 60438

SEND SUBSEQUENT TAX BILLS TO:
City of Chicago Heights
1601 Chicago Road
Chicago Heights, Illinois 60411

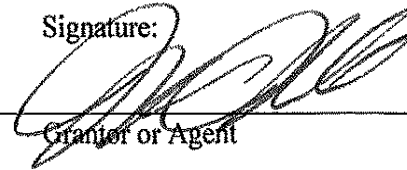
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee(s) 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: July 09, 2024.

Signature:

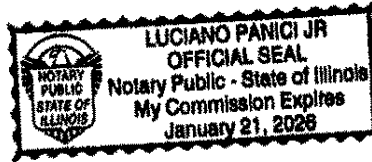


Grantor or Agent

Subscribed and Sworn to before me
this 09 day of July, 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 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 and hold title to real estate under the laws of the State of Illinois.

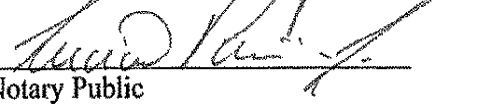
Dated: July 09, 2024.

Signature:

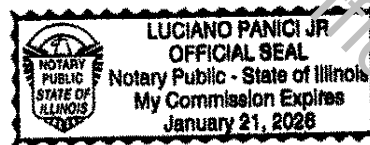


Grantee or Agent

Subscribed and sworn to before me
this 09 day of July, 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.)