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Future Tax Bills to:
Village of South Chicago Heights
3317 Chicago Road
South Chicago Heights, Illinois 60411

Doc#: 2421127215 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 7/29/2024 2:17 PM Pg: 1 of 4
Dec ID 20240701665360

This Instrument Prepared By:
John P. Wise, Esq.
Montana & Welch, LLC
11950 S. Harlem, Suite 102
Palos Heights, IL 60463

Upon Recordation Mail To:
John P. Wise, Esq.
Montana & Welch, LLC
11950 S. Harlem, Suite 102
Palos Heights, IL 60463

This Deed is exempt from taxation under the provisions of Paragraph B, Section 31-45 of the Illinois Real Estate Transfer Tax Act and Paragraph B, Section 7.3 of the Cook County Transfer Tax Ordinance.

7-11-24
Date

John P. Wise
Grantor/Grantee or Representative

JUDICIAL DEED

WHEREAS, the GRANTOR, Judge ^{George L. Conellis, Jr.} ~~Carrie E. Hamilton~~ of the Circuit Court of Cook County, for good and valuable consideration, and pursuant to a Declaration of Abandonment and subsequent Order for Issuance of a Judicial Deed entered on July 11, 2024, in Case No. 2024 M6 001215, entitled *Village of South Chicago Heights v. Chicago Title Land Trust Company, et al.*, does hereby grant, transfer and convey to the Village of South Chicago Heights (GRANTEE), 3317 Chicago Road, South Chicago Heights, Illinois, its successors or assigns forever, by virtue of this Judicial Deed and pursuant to the authority given to this Court under Section 11-31-1(d) of the Illinois Municipal Code (65 ILCS 5/11-31-1(d)), all right, title and interest to real property commonly known as 2600 Jackson Avenue, South Chicago Heights, Illinois 60411 (the "Property"), to have and to hold forever, which Property is legally described as follows:

LOT 1 IN BLOCK 2 IN HANNAH AND KEENEY'S ADDITION TO CHICAGO HEIGHTS, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 29 AND THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. No.: 32-29-403-044-0000

This Deed is executed and delivered solely in compliance with the Order hereinabove referred to, and, pursuant to Section 11-31-1(d) of the Illinois Municipal Code (65 ILCS 5/11-31-1(d)), shall operate to extinguish all existing ownership interest in, liens on, and other interest in the Property, including tax liens, and shall extinguish the rights and

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interests of any and all holders of a bona fide certificate of purchase of the Property for delinquent taxes. Such bona fide certificate of purchase holders shall be entitled to a sale in error as prescribed under Section 21-310 of the Property Tax Code.

WITNESS, my hand and seal as of this 11th day of July 2024.

[Handwritten Signature]

Hon. Judge ~~Carrie E. Hamilton~~
Associate Judge George L. Canellis, Jr.
George L. Canellis, Jr.

STATE OF ILLINOIS)
) SS JUL 11 2024
COUNTY OF COOK) Circuit Court -2151

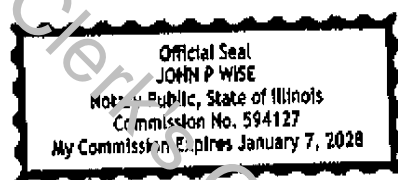
I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Hon. ~~Carrie E. Hamilton~~, a Judge of the Circuit Court of Cook County, Illinois, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as such Judge and as his free and voluntary act, and for the uses and purposes therein set forth..

Given under my hand and official seal, this 11th day of July 2024.

Commission expires 1-7, 2028

[Handwritten Signature]

Notary Public



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent confirms 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 7-11, 2024

Signature: *John P. Wise*

Subscribed and sworn to before me by the said John P. Wise this 11 day of July, 2024

Notary Public: *Rosemarie Sikorski*



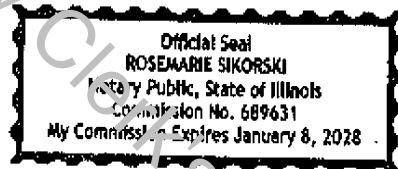
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or the Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 7-11, 2024

Signature: *John P. Wise*

Subscribed and sworn to before me by the said John P. Wise this 11 day of July, 2024

Notary Public: *Rosemarie Sikorski*



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.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]



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Village of South Chicago Heights

CONDITIONAL TRANSFER CERTIFICATE

CERTIFICATE NUMBER#: 363

DATE ISSUED: 07 / 11 / 2024

Property Address: 2600 Jackson Avenue, South Chicago Heights, Illinois, 60411

Property Index Number: 32 - 29 - 403 - 044 -0000

Single family residence Condo, Townhouse Two Unit Vacant Other
 Multi-unit (No. of units) *Commercial *Mixed use (commercial & residential)

Seller's Name: Judge George L. Canellis, JR of the Circuit Court of Cook County

Buyer's Name: The Village of South Chicago Heights

Sec. 14-14: An owner who has not completed the repairs identified through the inspection may nevertheless transfer ownership of property if:

The buyer, conveyed transferee, assignee or successor in title, ownership or interest (hereinafter "buyer") has entered into an agreement with the village whereby the buyer agrees to bring the structure into compliance within the time period determined by the director of building and zoning to bring the structure into compliance with all applicable code requirements within a period not to exceed one hundred eighty calendar days after the closing of the transaction ("closing"); and

If the buyer enters into such agreement, a conditional transfer certificate will issue in order to allow the closing to be completed. The conditional transfer certificate shall be issued by the director of building and zoning and shall terminate on the one hundred eighty-first day after closing and no extensions shall be granted. A buyer who elects to accept the premises, subject to the inspection with existing violations, and who agrees, in order to close, to be responsible as provided herein, shall execute a sworn affidavit satisfactory to the director of building and zoning, which will clearly indicate that the buyer is fully aware of the existing violations as well as the possibility of violations that may have existed but were undiscovered due to lack of access and agrees to accept the requirement and obligation to bring the structure into compliance within one hundred eighty days of the closing. The village shall issue a transfer certificate upon completion of the repairs necessary to bring the dwelling or structure into compliance; and In the event the buyer fails to complete the required repairs, and have the repairs verified on reinspection, the director of building and zoning is hereby authorized to pursue enforcement proceedings through the South Chicago Heights administrative adjudication process.

A transfer certificate indicates that so far as can be reasonably determined by a visual inspection of the premises and a review of village records and chapters, the premises meet the requirements of the codes. Neither the village nor the building department assumes any liability in the inspection or the issuance of a transfer certificate and by the issuance of a transfer certificate does not guarantee or warrant the condition of the premises inspected.

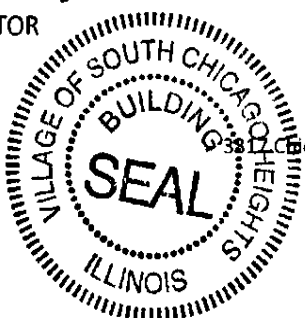
Nicholas J. Amore

BUILDING DIRECTOR

William L. ...

VILLAGE CLERK

ATTEST



3317 Chicago Road • South Chicago Heights • Illinois 60411
 (708) 755-1880 • Fax (708) 755-1881