

UNOFFICIAL COPY

Chicago Title
#2425618067 AU (92)
SPECIAL WARRANTY DEED



Doc# 2425618067 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 9/12/2024 11:22 AM
PAGE: 1 OF 3

MAIL RECORDED DEED TO:

OAC Holdings, LLC
3926 W. Touhy Ave
Suite 251
Lincolnwood, IL 60712

MAIL FUTURE TAX STATEMENTS TO:

OAC Holdings, LLC
3926 West Touhy Avenue, Suite 251
Lincolnwood, Illinois 60712

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 OAC Holdings, LLC, _____ all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE SOUTH 24 FEET OF LOT 12 IN BLOCK 4 IN STORKES SUBDIVISION OF AUBURN IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (EXCEPT RAILROAD LANDS IN BLOCKS 15 & 16, LOT 10 IN BLOCK 3, LOTS 3 & 4 IN BLOCK 7, LOT 4, THE NORTH 1/2 OF LOT 5 IN BLOCK 10, AND LOT 12 IN BLOCK 12)

Permanent Index Number (PIN): 20-28-321-029-0000

Address of Real Estate: 7844 South Emerald Avenue, Chicago, Illinois 60620

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 12th day of July 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)

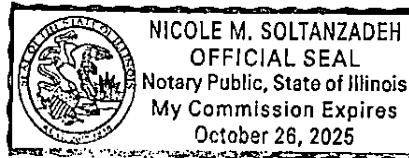
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Stephen Soltanzadeh**, with Power of Attorney for **Jessica Caffrey**, the **Executive Director of the County of Cook**, a **body politic and corporate, d/b/a Cook County Land Bank Authority**, personally 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 12th day of July 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: July 12, 2024



Signature of Seller or Representative

REAL ESTATE TRANSFER TAX		05-Sep-2024
	CHICAGO:	487.50
	CTA:	0.00
	TOTAL:	487.50 *

20-28-321-029-0000 | 20240801682563 | 0-757-801-136
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		05-Sep-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-28-321-029-0000 | 20240801682563 | 1-117-069-488

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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 July 12, 2024

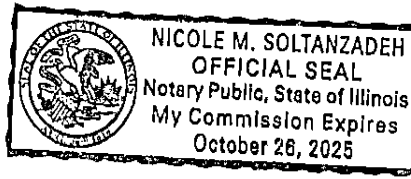
Signature:  _____
Grantor or Agent

SUBSCRIBED and SWORN to before me

this 12th day of July 2024



NOTARY PUBLIC



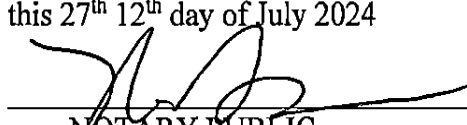
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12, 2024

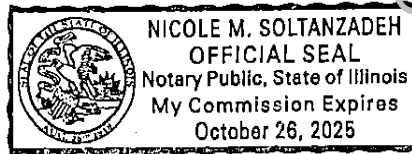
Signature:  _____
Grantee or Agent

SUBSCRIBED and SWORN to before me

this 27th 12th 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.)