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TAX DEED-REGULAR FORM

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2002-06-07 11:01:07

Cook County Recorder 25.50

STATE OF ILLINOIS)
) SS.

COUNTY OF COOK)

No. **16946** D.



0020640817

At a **PUBLIC SALE OF REAL ESTATE** for the **NON-PAYMENT OF TAXES** held in the County of Cook on April 21, 1999, the County Collector sold the real estate identified by permanent real estate index number 25-16-213-065-0000 and legally described as follows:

Lot 30 and the South $1/2$ of Lot 31 in the Subdivision of Lot 1 in Snip's Subdivision of Lot 25 and the South 4 acres of Lot 24 in School Trustee's Subdivision of Section 16, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 10555 South Wentworth Avenue, Chicago, Illinois.

Section 16, Town 37, N. Range 14
East of the Third Principal Meridian, situated in said Cook County and State of Illinois;

And the real estate not having been redeemed from the sale, and it appearing that the holder of the Certificate of Purchase of said real estate has complied with the laws of the State of Illinois, necessary to entitle him to a Deed of said real estate, as found and ordered by the Circuit Court of Cook County;

I, **DAVID D. ORR**, County Clerk of the County of Cook, Illinois, 118 N. Clark Street, Rm. 434, Chicago, Illinois, in consideration of the premises and by virtue of the statutes of the State of Illinois in such cases provided, grant and convey to PHOENIX BOND & INDEMNITY COMPANY, an Illinois corporation residing and having his (her or their) residence and post office address at 161 North Clark Street #3040, Chicago, Illinois 60601, his (her or their) heirs and assigns **FOREVER**, the said Real Estate hereinabove described.

The following provision of the Compiled Statutes of the State of Illinois, being 35 ILCS 200/22-85, is recited, pursuant to law:

"Unless the holder of the certificate purchased at any tax sale under this Code takes out the deed in the time provided by law, and records the same within one year from and after the time for redemption expires, the certificate or deed, and the sale on which it is based, shall, after the expiration of the one year period, be absolutely void with no right to reimbursement. If the holder of the certificate is prevented from obtaining a deed by injunction or order of any court, or by the refusal or inability of any court to act upon the application for a tax deed, or by the refusal of the clerk to execute the same deed, the time he or she is so prevented shall be excluded from computation of the one year period."

Given under my hand and seal, this 2nd day of May, 2002.

David D. Orr County Clerk

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No. **16946** D.

In the matter of the application of the
County Treasurer for Order of Judgment
and Sale against Realty,

For the Year 1997

TAX DEED

DAVID D. ORR
County Clerk of Cook County, Illinois

TO

PHOENIX BOND & INDEMNITY COMPANY

Phoenix Bond & Indemnity Company
Attn: Stanford D. Marks
161 North Clark Street, Suite 3040
Chicago, Illinois 60601

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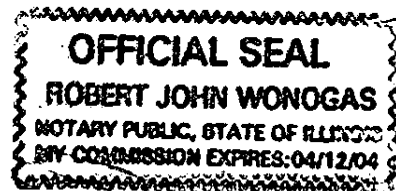
STATEMENT BY GRANTOR AND GRANTEE

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 23rd May, 2002 Signature David D. Orr
Grantor or Agent

Subscribed and sworn to before
me by the said DAVID D. ORR
this 23rd day of May, 2002.

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 and hold title to real estate under the laws of the State of Illinois.

Dated 5-29-02, 200 Signature: By: Andrew W. Marks
Grantee or Agent

Subscribed and sworn to before
me by the said Andrew W. Marks
this 29th day of May, 2002.

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.)