



SPACE RESERVED FOR RECORDER'S OFFICE

Doc#: 0504518094
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 02/14/2006 11:20 AM Pg: 1 of 4

Property of Cook County Clerk's Office

THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, COUNTY DIVISION

IN THE MATTER OF THE APPLICATION OF THE)
COUNTY TREASURER AND EX-OFFICIO COUNTY)
COLLECTOR OF COOK COUNTY, ILLINOIS FOR)
ORDER OF JUDGEMENT AND SALE AGAINST)
LANDS AND LOTS RETURNED DELINQUENT FOR)
NON-PAYMENT OF GENERAL TAXES AND/OR)
SPECIAL ASSESSMENTS FOR THE YEAR)
AND PRIOR YEARS)

NO: 04 COTD 2535
CERT. NO: 03S-0011954
VOL: 567

GNT INVESTMENT INC.,
Petitioner

ORDER DIRECTING ISSUANCE OF TAX DEED

This matter came to be heard upon the Petition of GNT Investment Inc., for an order directing the County Clerk to issue a Tax Deed and for such other relief as prayed for in the Petition for Tax Deed. Upon proofs and exhibits heard and offered in open Court, and the Court, having heard the statements and arguments of counsel and having been fully advised in the premises, FINDS:

1. It has jurisdiction of the subject matter hereof and of all of the parties hereto.
2. The Tax Sale Notice, a copy of which is attached to and made a part of the Application for Deed filed herein, was served in the manner and within the time required by law, including the Property Tax Code on the persons entitled to such notice; and all such persons entitled thereto have had due notice of the filing and the time of hearing on this Petition for Tax Deed.

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3. The real estate hereinafter described was purchased by GNT Investment Inc. or its assignor, on December 10, 2003, and Certificate of Purchase No. 03S-0011954 was issued in connection thereof. The time for redemption from said sale expired November 1, 2004, without redemption being made.
4. All taxes and special assessments that have become due and payable subsequent to said sale have been paid and all forfeitures and sales, if any, that occurred subsequent thereto have been redeemed.
5. All of the material allegations of the Petition for Tax Deed are true.
6. Petitioner has served the notice required by Section 22-5 of the Property Tax Code on the proper party within the time specified by law; has strictly complied with Sections 22-10, 22-15, 22-20 and 22-25 of the Property Tax Code; and has complied with all of the statutes, and, the Constitution, of the State of Illinois relating to sales of real estate for taxes and the issuance of Tax Deeds. Petitioner is, therefore, entitled to a Deed of Conveyance vesting in it the title in fee simple to the hereinafter-described real estate and every part thereof.
7. The Court heard testimony as to the diligence of the service of notice of the tax purchase.
8. On March 12, 1976, pursuant to Section 11-31-1 of the Illinois Municipal Code, the City of Chicago recorded a demolition lien against the property as Document Number 23415177 in the principal amount of \$1,789.00. Over the objection of the City, said demolition lien does not constitute a reimbursable interest under Section 22-35 of the Property Tax Code.

IT IS THEREFORE ORDERED:

- A. That David D. Orr, County Clerk of Cook County, do forthwith make, execute and deliver to the Petitioner, upon the surrender to said County Clerk of the Certificate of Purchase delivered to the original purchaser, a good and sufficient deed conveying to said Petitioner all of the following real estate located in Cook County, Illinois, to wit:

Lot 32 in Block 4 in Francis P. Casey's Subdivision of Blocks 1 to 4 in subdivision by L. C. Paine Freer (as Receiver) of the West ½ of the Northeast 1/4 of Section 22,

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Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index No. 16-22-211-016-0000

Address of Property: 1341 S. Tripp Ave., Chicago, IL 60623

- B. The transcript of the testimony taken in this cause is directed filed and made part of this order.
- C. The Court reserves jurisdiction of this cause for the purpose of issuing any writs of assistance to place and maintain said Petitioner in possession of the real estate as may be necessary or desirable; and expressly finds that there is no just reason for delaying the enforcement of this Order or the appeal therefrom.
- D. The City of Chicago has no reimbursable interest under Section 22-35 of the Property Tax Code in the above described property.

CIRCUIT COURT OF COOK COUNTY
ENTERED

ENTER: FEB 02 2005
JUDGE

JUDGE NATHANIEL R. NOWSE, JR. / 179

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IN THE CIRCUIT COURT OF COOK COUNTY
COUNTY DIVISION

(#226)

I HEREBY CERTIFY THAT THE DOCUMENT TO WHICH THIS
CERTIFICATION IS AFFIXED IS A TRUE AND CORRECT COPY
OF _____
ENTERED/FILED/APPROVED ON 02-02, 20 05

02-02, 20 05

CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, ILLINOIS