

# UNOFFICIAL COPY

## TAX DEED-SCAVENGER SALE

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )



Doc#: 0515145168  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 05/31/2005 01:59 PM Pg: 1 of 3

No. 23527 D.

At a **PUBLIC SALE OF REAL ESTATE** for the **NON-PAYMENT OF TAXES** for two or more years, pursuant to Section 21-260 of the Illinois Property Tax Code, as amended, held in the County of Cook on December 10, 2003, the County Collector sold the real estate identified by permanent real estate index number 16-23-122-023-0000 and legally described as follows:

Lot 7 in Block 5 in Douglas Park Boulevard Bohemian Land Association Subdivision in the Northwest 1/4 of Section 23, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Numbers: 16-23-122-023-0000  
Commonly Known As: 1516 S. Harding Ave., Chicago, Illinois 60623

Section 23, Town 39 N. Range 13  
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 TAX ACQUISITIONS, INC. residing and having his (her or their) residence and post office address at 100 N. LaSalle St., Suite 1111, Chicago, IL 60602 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 200/2-85, 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 not 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 of 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 3rd day of May, 2005.

Rev 8/95

David D. Orr County Clerk

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Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par. F and Cook County Ordinance 93-0-27 par. F

Date 5/31/05 Signature 

No. 22527 D.

**TWO YEAR  
DELINQUENT SALE**

**DAVID D. ORR**  
County Clerk of Cook County Illinois

**TO**

**Tax Acquisitions, Inc**

This instrument was prepared by and

Mail To: Balin & Smith, P.C.  
100 N. LaSalle, Suite 1111  
Chicago, IL 60602  
(312) 345-1111

Property of Cook County Clerk's Office

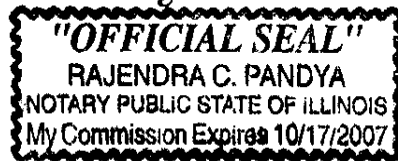
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## STATEMENT BY GRANTOR AND GRANTEE

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 May 24, 2005 Signature: David D. Orr  
Grantor or Agent

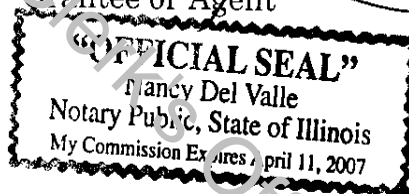
Subscribed and sworn to before me by the said David D. Orr this 24th day of May, 2005  
Notary Public Rajendra C. Pandya



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, and 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 May 31, 2005 Signature: Timothy T. Balin  
Grantee or Agent

Subscribed and sworn to before me by the said Timothy T. Balin this 31st day of May, 2005  
Notary Public Fancy Del Valle



**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.)