

UNOFFICIAL COPY

TAX DEED- SCAVENGER SALE

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)
No. 23975 D.



Doc#: 0519634113
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 07/15/2005 04:38 PM Pg: 1 of 4

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 **January 10, 2002**, the County Collector sold the real estate identified by permanent real estate index number **20-16-107-028-0000** and legally described as follows:

PLEASE SEE ATTACHED LEGAL DESCRIPTION:

Section 16 Town 38 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 **PATRICK GIRONDI** residing and having his (her or their) residence and post office address at **141 WEST JACKSON BLVD., CHICAGO IL 60604** 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:

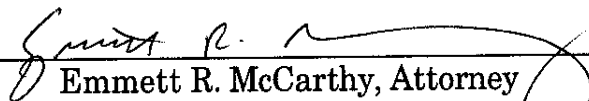
"Unless the holder of the certificate purchased at any tax sale under this Code takes out the deed in the time provided by law, and records the same within one year from and after the time for redemption expires, the certificate or deed, and the sale on which it is based shall after the expiration of 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 10th day of June 2005.

David D. Orr County Clerk

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EXEMPT PURSUANT TO 31-45(f) OF THE
PROPERTY TAX CODE, 35 ILCS 200/31-45 (f)
(TAX DEED)


Emmett R. McCarthy, Attorney

23975

No. _____ D.

**TWO YEAR
DELINQUENT SALE**

DAVID D. ORR
County Clerk of Cook County Illinois

TO

Property of Cook County Clerk's Office

This instrument was prepared by, and
should be returned after recording to:

Matthew A. Flamm
FLAMM & TEIBLOOM, LTD.
20 N. Clark Street, Suite 2200
Chicago, IL 60602
(312) 236-8400

Our File No. GIR/TX 3

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ATTACHMENT TO TAX DEED

Legal Description:

LOTS 22 AND 23 IN BLOCK 1 IN H.C. MOREY'S SUBDIVISION OF THE NORTH 1/2 OF LOT 30 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 20-16-107-028-0000, Volume 421

Commonly known as 444 West Tremont Street, Chicago, Illinois

This instrument was prepared by and should be returned after recording to:

Matthew A. Flamm
FLAMM & TEIBLOOM, LTD.
20 North Clark Street, Suite 2200
Chicago, IL 60602
(312) 236-8400



(Doc # TAXDEED/GIR/TX 3.pf)

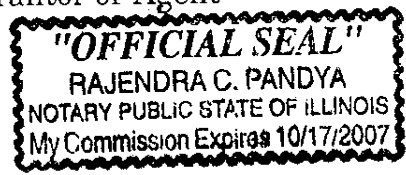
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STATEMENT BY GRANTOR AND GRANTEE

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 July 7, 2005 Signature: David D. Orr
Grantor or Agent

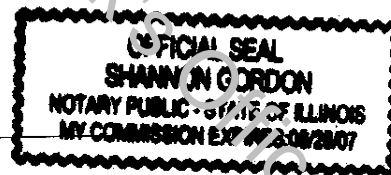
Subscribed and sworn to before me by the said David D. Orr this 7th day of July, 2005
Notary Public Rajendra C. Pandya



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 July 13, 2005 Signature: Emmett R. McCarthy
Grantee or Agent

Subscribed and sworn to before me by the said Emmett R. McCarthy this 13th day of July, 2005
Notary Public Shannon Gordon



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.)