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TAX DEED-SCAVENGER SALE



Doc#: 0615345099 Fee: \$30.50
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 06/02/2006 01:21 PM Pg: 1 of 4

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

No. 27265 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 See Exhibit A and legally described as follows:

See Exhibit A

Section _____, Town _____, N. Range _____
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 J. P. Hammer LLC residing and having his (her or their) residence and post office address at 1470 S. Prairie Avenue, Chicago, IL 60605 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 4th day of May, 2006.

David D. Orr County Clerk

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except under provisions of Paragraph F, Section 4,
Real Estate Transfer Tax Act.

6-7-06

Date

Buyer, Seller or Representative

No. 27265 D. 27

**TWO YEAR
DELINQUENT SALE**

DAVID D. ORR
County Clerk of Cook County Illinois

TO

KENNETH W. PILOTTA, ESQ.
101 W. LINCOLN HIGHWAY
CHICAGO HEIGHTS, IL 60411



Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION:

LOT 25 IN SUB BLOCK 2 OF BLOCK 1 IN PRESCOTT'S DOUGLAS PARK
ADDITION TO CHICAGO IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 16-23-213-010-0000

Located on the east side of Sawyer Avenue, approximately 208.7
feet north of Douglas Boulevard, in West Town Township, Cook
County, Illinois.

Property of Cook County Clerk's Office

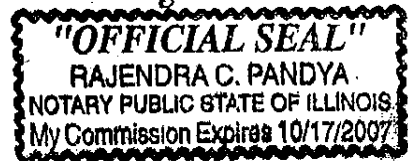
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STATEMENT BY GRANTOR AND GRANTEE

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 1st June, 2006 Signature: David D. Orr
Grantor or Agent

Subscribed and sworn to before me by the said David D. Orr this 1st day of JUNE, 2006



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 JUNE 1, 2006 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said REN PILOTA this 1st day of JUNE, 2006



Notary Public April N. Rolan

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.)