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STATE OF ILLINOIS)
) SS:
COUNTY OF C O O K)

IN 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 JUDGMENT)
AND ORDER OF SALE AGAINST) No. 2009 COTD 000324
LANDS AND LOTS UPON WHICH)
GENERAL TAXES FOR EACH OF 2 OR)
MORE YEARS REMAIN DUE AND)
UNPAID)
PETITIONER: The Nature Conservancy)

ORDER DIRECTING ISSUANCE OF TAX DEED

THIS MATTER COMING on to be heard upon the verified Petition of The Nature Conservancy, for an Order on said Petition that a Tax Deed issue and 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. That it has jurisdiction of the subject matter hereof and of all of the parties hereto.
2. That the Tax Sale Notice, a copy of which is attached to and made a part of the said Petition filed herein, was served in the manner and within the time required by §§22-10 through 22-30 of the Property Tax Code, upon the persons entitled to such notice.
3. That all persons entitled thereto have had due notice of the filing and the time of hearing upon this Petition herein.

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4. That the real estate hereinafter described has not been redeemed from the sales of December 21, 2007, pursuant to the judgment for sale as provided by the Property Tax Code (35 ILCS 200/1 et. seq.), and that the time for such redemption has expired on July 6, 2009.

5. That all general taxes and special assessments which have become due and payable subsequent to said sales have been paid, and all forfeitures and sales which occurred subsequent thereto have been redeemed.

6. That all of the material allegations of said Petition are true; that Petitioner has fully 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 pursuant thereto and is, therefore, entitled to a deed of conveyance vesting in Petitioner the title in fee simple to the hereinafter described real estate and every part thereof.

IT IS THEREFORE ORDERED that DAVID D. ORR, County Clerk of said Cook County, do forthwith make, execute and deliver to said Petitioner upon the surrender to said County Clerk of the Certificates of Purchase delivered to the original purchaser, a good and sufficient deed conveying to said Petitioner all of the following real estate to wit:

PARCEL 1:

Lots 1 through 5 (both inclusive), Lots 36 through 40 (both inclusive) in Block 11, Lots 1 through 5 (both inclusive), Lots 36 through 40 (both inclusive) in Block 13, Lots 1 through 5 (both inclusive), Lots 38 through 44 (both inclusive) in Block 15, all in Croissant Park Markham 8th Addition, being a Subdivision of the South 1/2 of the Southwest 1/4 of Section 13, Township 36 North, Range 13 East of the Third Principal Meridian, lying South of the Indian Boundary Line, in Cook County, Illinois

PARCEL 2A:

That part of vacated Mozart Avenue lying South of a line drawn from the Northeast corner of Lot 40 in Block 13 to the Northwest corner of

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Lot 1 in Block 15 and lying North of a line drawn from the Southeast corner of Lot 36 in said Block 13 to the Southwest corner of Lot 5 in said Block 15, all in Croissant Park Markham 8th Addition, being a Subdivision of the South 1/2 of the Southwest 1/4 of Section 13, Township 36 North, Range 13 East of the Third Principal Meridian, lying South of the Indian Boundary Line, in Cook County, Illinois

PARCEL 2B:

That part of vacated Francisco Avenue lying South of a line drawn from the Northeast corner of Lot 40 in Block 11 to the Northwest corner of Lot 1 in Block 13 and lying North of a line drawn from the Southeast corner of Lot 36 in said Block 11 to the Southwest corner of Lot 5 in said Block 13, all in Croissant Park Markham 8th Addition, being a Subdivision of the South 1/2 of the Southwest 1/4 of Section 13, Township 36 North, Range 13 East of the Third Principal Meridian, lying South of the Indian Boundary Line, in Cook County, Illinois

PARCEL 2C:

That part of the 20 foot wide vacated alley lying South of a line drawn from the Northeast corner of Lot 1 in Block 11 to the Northwest corner of Lot 40 in said Block 11 and lying North of a line drawn from the Southeast corner of Lot 5 in said Block 11 to the Southwest corner of Lot 36 in said Block 11, all in Croissant Park Markham 8th Addition, being a Subdivision of the South 1/2 of the Southwest 1/4 of Section 13, Township 36 North, Range 13 East of the Third Principal Meridian, lying South of the Indian Boundary Line, in Cook County, Illinois

PARCEL 2D:

That part of the 20 foot wide vacated alley lying South of a line drawn from the Northeast corner of Lot 1 in Block 13 to the Northwest corner of Lot 40 in said Block 13 and lying North of a line drawn from the Southeast corner of Lot 5 in said Block 13 to the Southwest corner of Lot 36 in said Block 13, all in Croissant Park Markham 8th Addition, being a Subdivision of the South 1/2 of the Southwest 1/4 of Section 13, Township 36 North, Range 13 East of the Third Principal Meridian, lying South of the Indian Boundary Line, in Cook County, Illinois

PARCEL 2E:

The West 1/2 of the 20 foot wide vacated alley lying East of and adjacent to Lots 1 through 5 in Block 15 and the East 1/2 of said 20

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foot vacated alley lying South of the North line of Lot 44 extended West and lying North of the South line of Lot 38 in said Block 15 extended West, all in Croissant Park Markham 8th Addition, being a Subdivision of the South 1/2 of the Southwest 1/4 of Section 13, Township 36 North, Range 13 East of the Third Principal Meridian, lying South of the Indian Boundary Line, in Cook County, Illinois

PARCEL 2F:

The South 1/2 of vacated 157th Street lying North of and adjoining the North line of Lots 1 and 40 Block 11, Lots 1 and 40 Block 13 and Lots 1 and 44 Block 15 and said North line of said lots extended across alleys in said Blocks and extended across Francisco Avenue and Mozart Avenue lying East of the West line of Lot 1 Block 11 extended North and West of the East line of Lot 44 Block 15 extended North, all in Croissant Park Markham 8th Addition, being a Subdivision of the South 1/2 of the Southwest 1/4 of Section 13, Township 36 North, Range 13 East of the Third Principal Meridian, lying South of the Indiana Boundary Line, in Cook County, Illinois

PERMANENT INDEX NUMBER: See Attached Exhibit A

In accordance with the Order entered in this cause on August 18, 2009, THE COURT PREVIOUSLY FOUND that there was no delivery or acceptance by the City of Markham of Trustee's Deed document number 0918757558, and that therefore, the City of Markham has no legal interest in the subject property pursuant to said Trustee's Deed;

THE COURT FINDS that the tax deed title of Petitioner will be free of any claim or interest of the City of Markham arising by virtue of Trustee's Deed document number 0918757558, provided a tax deed has been issued and timely recorded within the time limitations set for in Section 22-85 of the Property Tax Code (35 ILCS 200/22-85);

Pursuant to Section 22-40 of the Property Tax Code (35 ILCS 200/22-40), IT IS FURTHER ORDERED AND DECLARED that the following in rem real estate taxes will be merged into the tax deed title of Petitioner, provided a tax deed has been issued and timely recorded within the time limitations set for in Section 22-85 of the Property Tax Code (35 ILCS 200/22-85):

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Volume 029 28-13-323-024-0000 1997, 1998, 1999, 2000, 2001, 2002, and 2003

Volume 029 28-13-323-027-0000 1997, 1998, 1999, 2000, 2001, 2002, and 2003


Pursuant to Section 22-40 of the Property Tax Code (35 ILCS 200/22-40) and upon the timely issuance and recording of a tax deed, IT IS FURTHER ORDERED that the Cook County Clerk and the Cook County Treasurer shall make appropriate entries in the 1997 through 2003 Warrant and Judgment records, reflecting the declaration of tax merger of the 1997 through 2003 general real estate taxes, aforesaid.

IT IS FURTHER ORDERED that this Court reserve jurisdiction of this cause for the purpose of issuing any Orders for Possession to place and maintain said Petitioner in possession of said real estate as may be necessary or desirable, and, further, this Court expressly finds that there is no just reason for delaying the enforcement of this Order or the appeal therefrom.

ENTER:

ENTERED
 JUDGE EDWARD J. MURPHY 1653
JUDGE
 SEP 23 2009
DATED:
 DOROTHY BROWN
 CLERK OF THE CIRCUIT COURT
 OF COOK COUNTY, IL

I hereby certify that the document to which this certification is affixed is a true copy.
SEP 24 2009
 Date _____
 Dorothy Brown
 Clerk of the Circuit Court
 of Cook County, IL



SLUTZKY & BLUMENTHAL
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Attorney Number 25588

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EXHIBIT A

Permanent Index Numbers

28-13-321-001-0000
28-13-321-002-0000
28-13-321-003-0000
28-13-321-004-0000
28-13-321-005-0000
28-13-321-021-0000
28-13-321-022-0000
28-13-321-023-0000
28-13-321-024-0000
28-13-321-025-0000

28-13-322-001-0000
28-13-322-002-0000
28-13-322-003-0000
28-13-322-004-0000
28-13-322-005-0000
28-13-322-021-0000
28-13-322-022-0000
28-13-322-023-0000
28-13-322-024-0000
28-13-322-025-0000

28-13-323-001-0000
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28-13-323-025-0000
28-13-323-026-0000
28-13-323-027-0000

