

# UNOFFICIAL COPY



Doc#: 1103231022 Fee: \$44.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 02/01/2011 11:09 AM Pg: 1 of 5

TAX DEED-  
REGULAR FORM

STATE OF ILLINOIS )  
)SS.  
COUNTY OF COOK )

No. 32475 D.

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in the County on August 14, 2008, the County Collector sold the real estate identified by permanent real estate index number 20-16-119-017-0000 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 **CHICAGO LAND & TITLE, LLC- SERIES II** residing and having his (her or their) residence and post office address at 77 W. WASHINGTON ST., SUITE 1115, 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 200/22-85, is recited, pursuant to law:

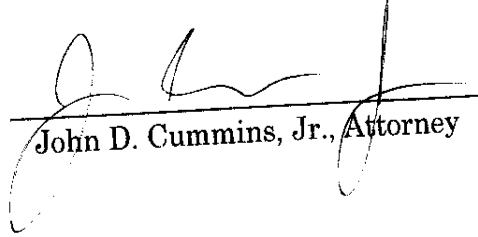
"Unless the holder of the certificate purchased at any tax sale under this Code takes out the deed in the time provided by law, and records the same within one year from and after the time for redemption expires, the certificate or deed, and the sale on which it is based, shall, after the expiration 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 14th day of December 2010.

David D. Orr County Clerk.  
Return to: MM-200910-5868  
Wheatland Title Guaranty (1043)  
105 W. Veterans Parkway, Yorkville, IL 60560

# UNOFFICIAL COPY

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

  
John D. Cummins, Jr., Attorney

Property of Cook County Clerk's Office

No. 32475 D.

In the matter of the application of  
the  
County Treasurer for Order of Judgment  
and Sale against Realty,

For the Year 2006

TAX DEED

DAVID D. ORR  
County Clerk of Cook County, Illinois

TO

CHICAGO LAND & TITLE, LLC - SERIES II

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

John D. Cummins, Jr.  
77 West Washington, Suite 1115  
Chicago, IL 60602  
(312) 346-1770

# UNOFFICIAL COPY

## ATTACHMENT TO TAX DEED

Legal Description:

THE SOUTH 27.12 FEET (EXCEPT THAT PART  
TAKEN FOR WRIGHT STREET) OF LOT 36 AND  
THE SOUTH 27.12 FEET OF THE WEST 23.56 FEET  
OF LOT 37 IN EMMA ROSENMERKEL'S  
SUBDIVISION OF LOT 31 IN THE SCHOOL  
TRUSTEES SUBDIVISION OF SECTION 16,  
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

Permanent Index Numbers: 20-16-119-017-0000, Volume 421

Commonly known as: 5751 South Normal, Chicago, Illinois..

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

John D. Cummins, Jr.  
77 West Washington, Suite 1115  
Chicago, IL 60602  
(312) 346-1770

Property of Cook County Clerk's Office

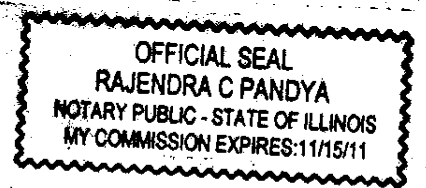
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## STATEMENT BY GRANTOR AND GRANTEE

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 December 16, 2010 Signature: David D. Orr  
Grantor or Agent

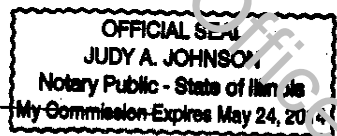
Subscribed and sworn to before me by the said David D. Orr this 16th day of December, 2010  
Notary Public Rajendra C. Pandya



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 January 19, 2011 Signature: John Cummins  
Grantee or Agent

Subscribed and sworn to before me by the said John Cummins this 19th day of January, 2011  
Notary Public Judy A. Johnson



**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.)

# UNOFFICIAL COPY

RECORDER OF Cook COUNTY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF Kendall )

Eva Cruz, being duly sworn on oath, deposes and states that she reside(s) at 105 W. Veterans Parkway, Yorkville, IL 60560. That the attached deed is not in violation of 765 ILCS 205/1 of the Illinois Revised Statutes for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that she make(s) this affidavit for the purpose of inducing the Recorder of County, Illinois, to accept the attached deed for recording and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 28 DAY  
OF January 2011

Notary Public

