



Doc#: 1103531018 Fee: \$42.00
 Eugene "Gene" Moore
 Cook County Recorder of Deeds
 Date: 02/04/2011 11:01 AM Pg: 1 of 4

THIS INSTRUMENT, A TAX DEED, PREPARED BY STANFORD D. MARKS OF 161 North Clark Street, Chicago, Illinois 60601 IS EXEMPT FROM TRANSFER TAX.

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

No. 32454 D.

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in the County of Cook on June 14, 2007 19__ , the County Collector sold the real estate identified by permanent real estate index number 21-30-413-006-0000 and legally described as follows:

AS DESCRIBED IN RIDER ATTACHED HERETO AND MADE PART AND PARCEL HEREOF

Section 30 , Town 38 N. Range 15
 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 PHOENIX BOND & INDEMNITY COMPANY, an Illinois corporation residing and having his (her or their) residence and post office address at 161 NORTH CLARK STREET, SUITE 3040, CHICAGO, ILLINOIS 60601 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 5th day of NOVEMBER, 2010

David D. Orr
 _____ County Clerk

UNOFFICIAL COPY

No. 3 2 4 5 4 D.

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

For the Year 2005

2010 CoTD 0164

TAX DEED

DAVID D. ORR
County Clerk of Cook County Illinois

TO

PHOENIX BOND & INDEMNITY COMPANY

MAIL TO: PHOENIX BOND & INDEMNITY COMPANY
161 NORTH CLARK STREET #3040
CHICAGO, ILLINOIS 60601

Property of Cook County Clerk's Office

UNOFFICIAL COPY

THIS RIDER IS ATTACHED TO AND MADE PART AND PARCEL OF THAT CERTAIN TAX DEED DATED THE 5TH. DAY OF NOVEMBER, 2010 ISSUED BY DAVID D. ORR, COUNTY CLERK OF COOK COUNTY, ILLINOIS WHEREIN THE PREMISES DESCRIBED BELOW ARE CONVEYED TO PHOENIX BOND & INDEMNITY COMPANY:

Permanent Real Estate Index Number 21-30-413-006-0000 also described as: That Part of Lot 145, Lying Northwesterly of a Straight Line, Drawn Through a Point in the Southwesterly Line of Said Lot, Said Point Being Half Way Between the Extreme West Corner of Said Lot and the Extreme South Corner of Said Lot and Through a Point in the Northeasterly Line of Said Lot, Said Point Being Half Way Between the Extreme North Corner of Said Lot and the Extreme East Corner of Said Lot 145 in Division 1 of Westfall's Subdivision of 208 Acres, Being the East ½ of the Southwest 1/4 and the Southeast Fractional Quarter of Section 30, Township 38 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois, also known as: the Northwesterly ½ of Lot 145 (Measured Along the Northeasterly and Southwesterly Line Thereof), in Division 1 of Westfall's Subdivision, Aforesaid, commonly known as 7721 South South Shore Drive, Chicago, Illinois.

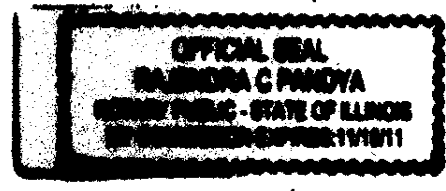
STATEMENT BY GRANTOR AND GRANTEE
UNOFFICIAL COPY

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.

DAVID D. ORR, COUNTY CLERK OF COOK COUNTY

Dated November 12, 2010 Signature: David D. Orr
Grantor or Agent

Subscribed and sworn to before me by the said DAVID D. ORR this 12th day of November, 2010
Notary Public Rajendra C. Pandya

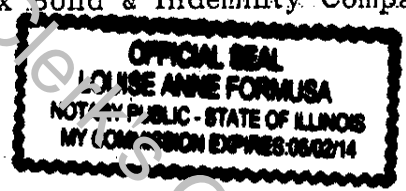


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

PHOENIX BOND & INDEMNITY COMPANY

Dated 11/10/10 Signature: S.D. Marks
Grantee or Agent

Subscribed and sworn to before me by the said S.D. MARKS agent for Phoenix Bond & Indemnity Company. this NOVEMBER 10, 2010
Notary Public Louise Anne Formusa



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.)