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1219334104

Doc#: 1219334104 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/11/2012 01:59 PM Pg: 1 of 7

Property of Cook County Clerk's Office

----- (above space for recording)

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, COUNTY DIVISION

In the Matter of the Application of the)
County Treasurer of Cook County, Illinois)
General Taxes for the Year 2005)

Petition of Suzette Feher for Tax Deed)

No. 09 COTD 001439

JPMorgan Chase Bank, National Association,)
petitioner,)

v.)

Suzette Feher,)
respondent.)

ORDER

This cause coming to be heard on the petition of JPMorgan Chase Bank, National Association, pursuant to 735 ILCS 5/2-1401 and 35 ILCS 200/22-45, to vacate the November 24, 2009 order for tax deed and to declare void the tax deed executed on November 24, 2009 and recorded on December 10, 2009 as Document No. 0934418005 with the Cook County Recorder of Deeds, the Court being fully advised in the premises, hereby enters the following findings and order:

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THE COURT FINDS THAT:

1. The Court has jurisdiction over the parties and the subject matter of this action.
2. The subject of this case is a tax deed, No. 32046, issued by the County Clerk of Cook County dated November 24, 2009 (the "Tax Deed"), pursuant to the Court's "Order Directing County Clerk to Issue Tax Deed and for Other Relief" of November 24, 2009 (the "Tax Deed Order"), and recorded in the Office of the Cook County Recorder of Deeds on December 10, 2009 as Document No. 0934418005. A true and correct copy of the Tax Deed is attached to this Order as Exhibit A.
3. On November 22, 2011, JPMorgan Chase Bank, National Association filed a Petition to Vacate Order for Tax Deed and to Declare Tax Deed Void, pursuant to 735 ILCS 5/2-1401 and 35 ILCS 200/22-45.
4. The parties have reached an agreement regarding the resolution of the subject Petition to Vacate Order for Tax Deed and to Declare Tax Deed Void.
5. The Section 2-1401 petitioner has reimbursed the Section 2-1401 respondent all amounts pursuant to Section 22-80 of the Property Tax Code.

IT THEREFORE IS ORDERED:

- A. The Court's "Order Directing County Clerk to Issue Tax Deed and for Other Relief," entered on November 24, 2009, is vacated and of no force and effect.
- B. The "Order Directing County Clerk to Issue Tax Deed and for Other Relief" hereby is vacated, and the Tax Deed, No. 32046, issued by the County Clerk of Cook County dated November 24, 2009, and recorded in the Office of the Cook County Recorder of Deeds on December 10, 2009 as Document No. 0934418005 hereby is set aside, held for naught, and is of no force and effect.
- C. The Cook County Clerk and Cook County Collector are directed to mark all of the appropriate tax records to reflect the entry of this order.
- D. The parties are authorized and direct to take such further steps as may be necessary, including but not limited to recording a copy of this order in the Office of the Cook County Recorder of Deeds, to effectuate this order setting aside the Tax Deed.

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ENTER Maull #230
Judge

Agreed: Glenn Heilizer
Attorney for JPMorgan Chase Bank

Agreed: Mabel Feher
Attorney for Suzette Feher

7/11/12
ENTERED
JUDGE ALFRED J. PAUL - 0230
JUL 11 2012
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL
DEPUTY CLERK

order drafted by:
Glenn E. Heilizer
Law Offices of Glenn E. Heilizer
Five North Wabash Avenue
Suite 1304
Chicago, Illinois 60602
312-759-9000
Cook Co. Atty. No. 30031

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TAX DEED-REGULAR FORM



Doc#: 0834418005 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 12/10/2009 10:23 AM Pg: 1 of 4

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

No. 82046 D.

At a **PUBLIC SALE OF REAL ESTATE** for the **NON-PAYMENT OF TAXES** held in the County of Cook on June 25, 2007, the County Collector sold the real estate identified by permanent real estate index number 13-36-421-040-1112 and legally described as follows:

SEE ATTACHED FOR LEGAL DESCRIPTION

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 Suzette Fisher
_____ residing and having his (her or their) residence and post office address at P.O. Box 10126, Chicago, IL 60610

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 55 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 24th day of November 2009

David D. Orr County Clerk

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Exempt under Real Estate Transfer Tax Act Section 4,
Paragraph F and Cook County Ordinance 95104 Paragraph
F.

Date 12/9/09

Signature Michael J. Wilson, atty

Property of Cook County Clerk's Office

No. _____ D.

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

For the Year _____

TAX DEED

DAVID D. ORR
County Clerk of Cook County, Illinois

TO

File No. 05-5962

Document prepared by and mailed to:
Michael J. Wilson and Associates
100 North LaSalle, Suite 2020
Chicago, IL 60602

Property located at:

1740 North Maplewood Avenue, Unit P-11-A, Chicago, Illinois

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Unit

~~UNIT P-11-A~~ P-11-A- IN BUCK CITY LOFTS CONDOMINIUM AS DEPICTED
ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
PARCEL: CERTAIN LOTS IN BLOCK 6 IN J.W. HAMBLETON'S SUBDIVISION OF THE
EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH,
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED
AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT
NUMBER
0010923251, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS, IN COOK COUNTY ILLINOIS.

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 7, 2009 Signature: David A. Orr
Grantor or Agent

Subscribed and sworn to before me by the said David D. Orr this 7th day of December, 2009
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 12/9, 2009 Signature: Michelle L. Rath
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 9th day of December, 2009
Notary Public Janice Marie Jones



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.)