

# UNOFFICIAL COPY

## TAX DEED-SCAVENGER SALE



Doc#: 1336416031 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/30/2013 12:27 PM Pg: 1 of 6

STATE OF ILLINOIS        )  
  )SS.  
COUNTY OF COOK        )

No. 34192 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 January 12, 2012, the County Collector sold the Real Estate identified by permanent real estate index numbers 16-13-418-004-0000; 16-13-418-007-0000; 16-13-418-009-0000 and 16-13-418-011-0000 and legally described as follows:

PLEASE SEE ATTACHED LEGAL DESCRIPTIONS  
(Attached hereto marked as Exhibit 1 and mad a part hereof)

And the real estate not having been redeemed from the sale, and it appearing that the holder of the Certificates 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 **JMC FUNDING, LLC** residing and having his (her or their) residence and post office address at **325 West Huron Street, Suite 230, Chicago, IL 60654** 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:

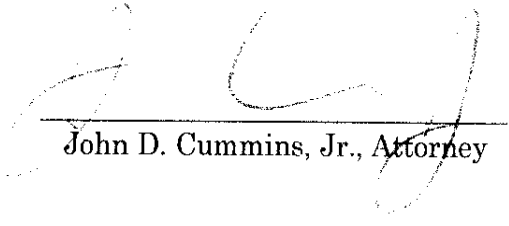
"Unless the holder of the certificate purchased at any tax sale under this Code takes out the deed in the time provided by law, and records the same within one year from and after the time for redemption expires, the certificate or deed, and the sale on which it is based, shall, after the expiration 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 26th day of November 2013.

David D. Orr County Clerk.

# 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. 34102 D.

**TWO YEAR  
DELINQUENT SALE**

**DAVID D. CRU**  
County Clerk of Cook County, Illinois

TO

**JMC FUNDING, LLC**



City of Chicago  
Dept. of Finance

**658546**

02-20-2013 4:21P

000164

Real Estate  
Transfer  
Stamp

\$0.00

Serial 1436415

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

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

## UNOFFICIAL COPY

## PARCEL 1:

THAT PART OF LOT 3 IN RESUBDIVISION OF STARR'S SUBDIVISION (OT EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, (EXCEPT THE 100.00 FEET THEREOF) IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 1908 IN BOOK 101 PAGE 41 AS DOCUMENT 4301729, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID BLOCK 3, (BEING THE EAST LINE OF WASHTENAW AVENUE) A DISTANCE OF 45.62 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 3; THENCE EAST ON LINE PARALLEL WITH THE NORTH LINE OF SAID BLOCK 3, A DISTANCE OF 142.42 FEET, MORE OR LESS TO THE CENTERLINE OF A PARTY WALL FORMING THE EAST WALL OF THE BUILDING LOCATED ON THE LAND HEREBY CONVEYED; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID PARTY WALL, A DISTANCE OF 81.62 FEET, MORE OR LESS TO THE POINT OF ITS INTERSECTION WITH THE CENTERLINE OF PARTY WALL FORMING THE SOUTH WALL OF THE BUILDING LOCATED ON THE LAND HEREBY CONVEYED; THENCE WEST ALONG THE CENTERLINE OF SAID LAST DESCRIBED PARTY WALL, A DISTANCE OF 142.42 FEET, MORE OR LESS TO THE WEST LINE OF BLOCK 3 AND THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 81.62 FEET, MORE OR LESS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 16-13-418-004-0000

Common Address: 1105 S. Washtenaw, Chicago, IL

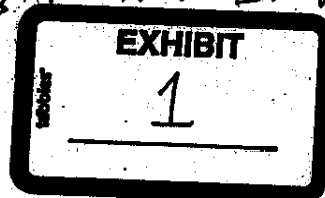
## PARCEL 2:

THAT PART OF LOTS 3 AND 4 IN RESUBDIVISION OF STARR'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, (EXCEPT THE EAST 100.00 FEET THEREOF) IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF WASHTENAW AVENUE 127.24 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 3 AFORESAID; THENCE SOUTH ALONG EAST LINE OF WASHTENAW AVENUE, A DISTANCE OF 221.07 FEET, MORE OR LESS TO A POINT 264.19 FEET NORTH OF THE NORTH LINE OF ROOSEVELT ROAD (AS WIDENED); THENCE EAST ON LINE PARALLEL TO THE NORTH LINE OF LOT 3 AFORESAID, A DISTANCE OF 139.98 FEET TO THE WEST LINE OF LAND CONVEYED TO JULIAN S. JACKSON BY DEED DOCUMENT 7967449; THENCE NORTHERLY ALONG SAID JACKSON'S WEST LINE, A DISTANCE OF 221.09 FEET TO A POINT, WHICH IS 127.24 FEET SOUTH OF THE NORTH LINE OF LOT 3 AND 141.24 FEET EAST OF THE EAST LINE OF WASHTENAW AVENUE; THENCE WEST ON LINE PARALLEL TO THE NORTH LINE OF LOT 3 AFORESAID, A DISTANCE OF 141.24 FEET, MORE OR LESS TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN: 16-13-418-007-0000

Common Address: 1111 S. Washtenaw, Chicago, IL



## UNOFFICIAL COPY

## PARCEL 3:

THAT PORTION OF LOTS 3 AND 4 IN THE RESUBDIVISION OF STARR'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, (EXCEPT THE EAST 100.00 FEET) OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 14, 1908 AS DOCUMENT 4301729, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A LINE 264.19 FEET NORTH OF THE SOUTH LINE OF LOT 4, A DISTANCE OF 464.55 FEET EAST OF THE WEST LINE OF LOT 4; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 82.54 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF LOT 4, A DISTANCE OF 218.63 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 82.54 FEET; THENCE EAST, A DISTANCE OF 218.63 FEET TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PIN: 16-13-418-009-0000

Common Address: 1135 S. Washtenaw, Chicago, IL

## PARCEL 4:

THE SOUTH 264.19 FEET OF BLOCK 4, (EXCEPTING FROM SAID TRACT, THE EAST 19.00 FEET OF THE NORTH 162.25 FEET THEREOF HEREAFTER CONVEYED TO ALLIS-CHALMERS MANUFACTURING COMPANY BY DEED DATED MAY 12, 1919 AND EXCEPTING ALSO ALL THAT PART OF THE NORTH 147.00 FEET OF SAID TRACT, LYING WEST AND NORTHWESTERLY OF A CURVED LINE, WHICH IS 8.50 FEET NORTHWESTERLY FROM THE CENTERLINE OF AN INDUSTRIAL RAILROAD TRACK OVER AND ACROSS SAID TRACT, SAID CENTERLINE INTERSECTING THE NORTH LINE OF THE SOUTH 264.19 FEET OF SAID BLOCK 4 AT A POINT 31.58 FEET WEST OF THE EAST LINE OF SAID BLOCK 4 AND INTERSECTING THE SOUTH LINE OF THE NORTH 147.00 FEET OF THE SOUTH 264.19 FEET OF BLOCK 4 AFORESAID AT A POINT 22.31 FEET WEST OF THE EAST LINE OF SAID BLOCK 4, HEREAFTER CONVEYED TO SIMON KRULEVITCH BY DEED DATED MAY 21, 1924) IN THE RESUBDIVISION OF STARR'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4, (EXCEPT THE EAST 100.00 FEET THEREOF) OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-13-418-011-0000

Common Address: 2650 W. Roosevelt, Chicago, IL

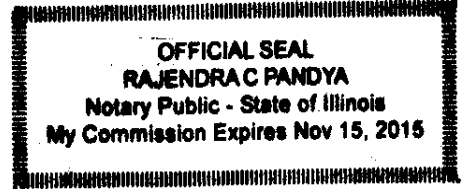
# UNOFFICIAL COPY

## 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 6, 2013 Signature: David D. Orr  
Grantor or Agent

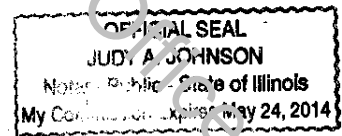
Subscribed and sworn to before me by the said David D. Orr this 6th day of December, 2013  
Notary Public Heather Cooper



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 December 9, 2013 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said John Cummins this 9th day of December, 2013  
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

## 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	)	No. 2012 COTD 001933
COUNTY COLLECTOR OF COOK COUNTY,	)	
ILLINOIS, FOR ORDER OF JUDGMENT AND	)	P.I.Ns 16-13-418-004-0000
SALE OF LANDS, AND LOTS UPON WHICH ALL	)	16-13-418-007-0000
OR A PART OF THE GENERAL TAXES FOR 2 OR	)	16-13-418-009-0000
MORE YEARS ARE DELINQUENT, PURSUANT TO	)	16-13-418-011-0000
SECTIONS 21-145 AND 21-260 OF THE PROPERTY	)	
TAX CODE	)	
	)	Volume 559
	)	
	)	Cert. Nos. 11S-0001028
PETITION OF	)	11S-0001029
JMC FUNDING, LLC	)	11S-0001018
FOR TAX DEED	)	11S-0000120

### ORDER

This matter coming to be heard on the Motion to Toll One-Year Period filed by Petitioner, JMC FUNDING, LLC, counsel for Petitioner being present, and the Court being fully advised in the premises;

IT IS HEREBY ORDERED that the one-year period during which Petitioner is required by Section 22-85 of the Property Tax Code to obtain and record a tax deed with regard to property index numbers 16-13-418-004-0000, 16-13-418-007-0000, 16-13-418-009-0000 and 16-13-418-011-0000 and Certificates of Purchase Numbers 11S-0001028, 11S-0001029, 11S-0001018 and 11S-0000120 is hereby tolled until January 21, 2014.

John D. Cummins, Jr.  
Attorney for Petitioner  
77 West Washington, #1115  
Chicago, Illinois 60657  
(773) 706-0230  
Atty. No. 43329

