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TAX DEED-REGULAR FORM



Doc#: 1413439076 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/14/2014 03:33 PM Pg: 1 of 4

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

No. **34521** D.

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in the County of Cook on September 14, 2010, the County Collector sold the real estate identified by permanent real estate index number 29-13-309-041-0000 and legally described as follows:

LOT 5 IN BLOCK 2 OF MARKHAM EAST SUBDIVISION, BEING A RESUBDIVISION OF PART OF TRANSPORTATION PARK, BEING A SUBDIVISION IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2235 W. 156th Place, Markham, Illinois 60426

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 **WHEELER FINANCIAL INC.** residing and having its residence and post office address at **120 North LaSalle Street, Suite 1350, Chicago, Illinois 60602**, its successors 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 23rd day of April 2014
David D. Orr County Clerk

Exempt under provisions of Paragraph E,
Section 4 of Real Estate Transfer Act.

4/30/14
Date

[Signature]
Buyer, Seller or Representative

Prepared By:
DAVID R. GRAY
ATTORNEY AT LAW
120 N. LaSalle St., Suite 1350
Chicago, IL 60602

WHEELER FINANCIAL INC.
AT CUSTOMER'S REQUEST

UNOFFICIAL COPY

No. **34521** 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

CITY OF MARKHAM
Water Stamp

EXEMPT

1054

Property of Cook County Clerk's Office

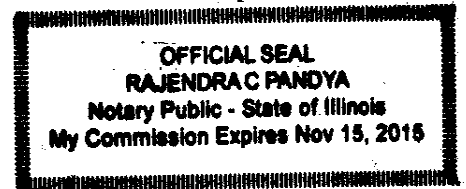
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STATEMENT BY GRANTOR AND GRANTEE

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 April 29, 2014 Signature: David D. Orr
Grantor or Agent

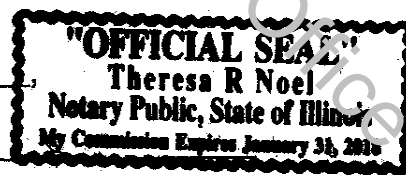
Subscribed and sworn to before me by the said David D. Orr this 29th day of April 2014
Notary Public Rajendra C Pandya



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 APRIL 30th, 2014 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said GRANTEE this 30th day of April 2014
Notary Public Theresa R Noel

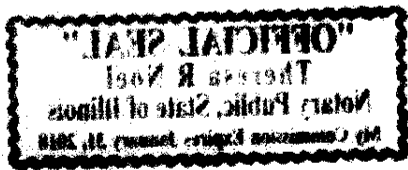


NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(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.)

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

IN THE MATTER OF THE APPLICATION)
OF THE COUNTY TREASURER, ect.) 2012 CoTD 3275
)
PETITION OF WHEELER FINANCIAL, INC.)

ORDER

This cause coming on to be heard on Petitioner's Motion for Declaratory Order and for Mandatory Injunction, due notice having been given for the presentment of this motion and the court being advised in the premises, THE COURT HEREBY FINDS:

1. Wheeler Financial, Inc. does not have possession of the property which is the subject matter of this case, commonly known as 2235 W. 156th Place, Markham, Illinois and cannot obtain possession until the Tax Deed is recorded, making compliance with the City of Markham's requirement that an interior inspection occur before issuing a exempt transfer tax stamp impossible; and
2. The City of Markham's requirement that an inspection occur as a prerequisite to the issuance of an exempt stamp does not apply the Tax Deed which has been issued in this case to 2235 W. 156th Place, Markham, Illinois; and
3. 35 ILCS 200/ 22-35 does not require Wheeler Financial, Inc. to pay or reimburse the City of Markham for any charges accrued on the subject property prior to April 23, 2014.

ACCORDINGLY, IT IS HEREBY ORDERED AND ADJUDGED:

1. Petitioner's Motion is granted.
2. The City of Markham is ordered and required to issue an exempt stamp to petitioner for the Tax Deed to 2235 W. 156th Place, Markham, Illinois, sufficient to record the Tax Deed, without a completed pre-sale inspection and without further delay.
3. Petitioner is not required to pay or reimburse the City of Markham for any charges accrued prior to April 23, 2014, whether for water, sewer or other charges, for the property identified by Property Index Number: 29-18-309-041-0000 which is commonly known as 2235 W. 156th Place, Markham and the City is directed to promptly prepare a water and sewer bill showing any charges due only from the dates of April 23, 2014 through the present.

ENTER:

Judge

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, IL

<p>ENTERED JUDGE JAMES A. ZAFIRATOS-1919 ~ MAY 13 2014</p>
<p>DOROTHY BROWN CLERK OF THE CIRCUIT COURT OF COOK COUNTY, IL DEPUTY CLERK</p>

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