

# UNOFFICIAL COPY

## TAX DEED – SCAVENGER SALE



15078160510

Doc#: 1507816051 Fee: \$42.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 03/19/2015 01:23 PM Pg: 1 of 3

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

No. 35223 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 2, 2014**, the County Collector sold the real estate identified by property index number: **18-34-105-001-0000**, legally described as follows:

LOT 13 (EXCEPT TOLL ROAD) IN BLOCK 1 IN DINEFF'S FOREST VIEW, A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 27, LYING SOUTHEASTERLY OF THE CHICAGO AND ALTON RAILROAD AND WESTERLY OF LAGRANGE ROAD TOGETHER WITH THAT PART OF THE NORTHEAST 1/4 OF SECTION 33 AND PART OF THE NORTHWEST 1/4 OF SECTION 34 TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Location: 402 N Rust Trail, Willow Springs, Illinois 60480

Sec **33&34** Town **38** Range **12** 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 it to a Deed of said real estate, as found and ordered by the Circuit Court of Cook County, Illinois.

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 **VILLAGE OF WILLOW SPRINGS**, residing and having its residence and post office address at One Village Circle, Willow Springs, IL 60480, its heirs and assigns, **FOREVER**, the said Real Estate hereinafter described.

The following provision of the Compiled Statute 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 6th day of March, 2015

David D. Orr, County Clerk

CCRD REVIEWER

[Signature]

**UNOFFICIAL COPY**

No. \_\_\_\_\_

D. \_\_\_\_\_

**TWO YEAR  
DELINQUENT SALE**

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

**TO**

**VILLAGE OF WILLOW SPRINGS**

**This Tax Deed prepared by**

**Salyer Law Offices, LLC**  
**111 W. Washington St. - Suite 820**  
**Chicago, IL 60602**

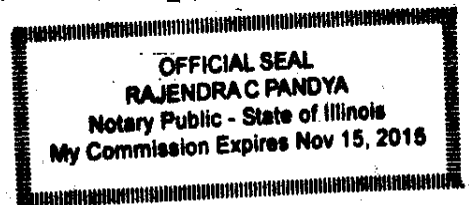
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## STATEMENT BY GRANTOR AND GRANTEE

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 March 16, 2015 Signature: David D. Orr  
Grantor or Agent

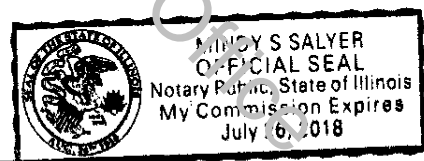
Subscribed and sworn to before  
me by the said David D. Orr  
this 16th day of March,  
2015  
Notary Public Rajendra C. Pandya



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 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 3-19, 20 Signature: Brittney Rykovich  
Grantee or Agent

Subscribed and sworn to before  
me by the said Brittney Rykovich  
this 19th day of March,  
2015  
Notary Public M. Talpe



**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.)