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TAX DEED-REGULAR FORM

Doc# 1721345048 Fee \$54.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/01/2017 11:01 AM PG: 1 OF 9

STATE OF ILLINOIS)
) SS.

COUNTY OF COOK)

No. **37213** D.

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in the County of Cook on August 5 2013, the County Collector sold the real estate identified by permanent real estate index number See Exhibit A and legally described as follows:
12-28-427-024-0000

See Exhibit A

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;

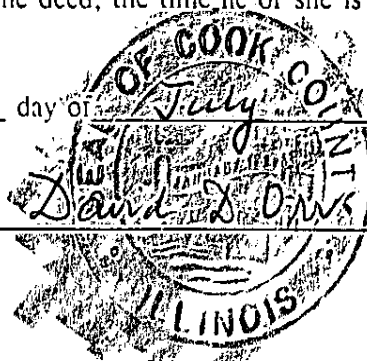
I, DAVID D. ORR, County Clerk of the County of Cook, Illinois, 118 N. Clark Street, Rm. 434, Chicago, Illinois, in consideration of the premises and by virtue of the statutes of the State of Illinois in such cases provided, grant and convey to Z Financial Illinois G Properties, LLC
residing and having his (her or their) residence and post office address at 2 N. LaSalle Street, Suite 1630, Chicago, IL 60602
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 26th day of July, 2017.

Rev 8/95



County Clerk

Handwritten initials

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This transfer is exempt under the provisions of 35 ILCS 200/31-45(f).



Seller or Seller's Authorized Agent

No. **37213** D.

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

For the Year 2011

TAX DEED

DAVID D. ORR
County Clerk of Cook County, Illinois

TO

Z Financial Illinois G Properties, LLC.

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EXHIBIT A

THE EAST 18.50 FEET OF THE WEST 122.50 FEET (EXCEPT THE SOUTH 140.25 FEET) ALSO THE WEST 10 FEET OF THE EAST 450 FEET OF THE NORTH 31.17 FEET OF THE SOUTH 155.83 FEET ALL BEING OF LOT 1 IN LESLIE J SMITH & ASSOCIATES RESUBDIVISION IN SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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**COOK COUNTY
RECORDER OF DEEDS**

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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 and hold title to real estate under the laws of the State of Illinois.

Dated 28th July, 2017

Signature: David D. Orr (Grantor or Agent)

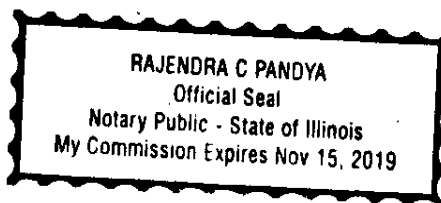
Subscribed and sworn to before me by the

said David D. Orr

this 28th day of July

2017

Rajendra C Pandya (Notary Public)



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.

Dated 8-1, 2017

Signature: Keith Moll (Grantee or Agent)

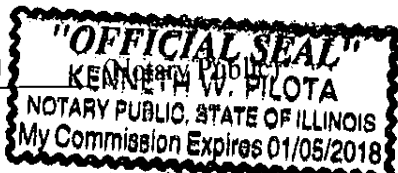
Subscribed and sworn to before me by the

said Keith Moll

this 1st day of August

2017

[Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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STATE OF ILLINOIS)	YEAR: 2011
) SS:	PIN: 12-28-427-024-0000
COUNTY OF C O O K)	Volume: 069

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 COUNTY COLLECTOR OF COOK)	
COUNTY ILLINOIS FOR ORDER OF)	
JUDGMENT AND SALE AGAINST REAL)	No. 2016COTD003056
ESTATE RETURNED DELINQUENT FOR)	
THE NON-PAYMENT OF GENERAL TAXES)	
FOR THE YEAR 2011)	
)	
PETITIONER: Z Financial Illinois)	
G Properties, LLC.)	

ORDER DIRECTING ISSUANCE OF TAX DEED

THIS MATTER COMING on to be heard upon the verified Petition of Z Financial, Illinois G Properties, LLC., for an Order on said Petition that a Tax Deed issue and upon proofs and exhibits heard and offered in open court, and the Court having heard the statements and arguments of counsel and having been fully advised in the premises, FINDS:

1. That it has jurisdiction of the subject matter hereof and of all of the parties hereto.
2. That the Tax Sale Notice was served in the manner and within the time required by Sections 22-10 through 22-30 of the Illinois Property Tax Code, as amended, upon the persons entitled to such notice.
3. That all persons entitled thereto have had due notice of the filing and the time of hearing upon this Petition herein.

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4. That the real estate hereinafter described has not been redeemed from the sale of August 5, 2013, pursuant to the judgment for sale as provided by the Illinois Property Tax Code, and that the time for such redemption has expired on August 4, 2016.

5. That all general taxes and special assessments which have become due and payable subsequent to said sale have been paid, and all forfeitures and sales which occurred subsequent thereto have been redeemed.

6. That all of the material allegations of said Petition are true; that Petitioner has fully complied with all of the statutes and the Constitution of the State of Illinois relating to sales of real estate for taxes and the issuance of Tax Deeds pursuant thereto and is, therefore, entitled to a Deed of Conveyance vesting in Petitioner the Title in fee simple to the hereinafter described real estate and every part thereof.

IT IS THEREFORE ORDERED AND DECREED that DAVID D. ORR, County Clerk of said Cook County, do forthwith make, execute and deliver to said Petitioner upon the surrender to said County Clerk of the Certificate of Purchase delivered to the original purchaser, a good and sufficient Deed conveying to said Petitioner all of the following real estate to wit:

LEGAL DESCRIPTION: Per Exhibit A

PERMANENT INDEX NUMBER: 12-28-427-024-0000

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IT IS FURTHER ORDERED AND DECREED that the Deed to be issued hereunder and the title granted hereunder is exempt from the assessment or collection of all transfer taxes, charges or expenses either state or local, water certification charges, and the Cook County Recorder of Deeds is ordered to permit immediate recording of the deed issued hereunder without affixing any transfer or exempt stamps or water certification to the Deed.

IT IS FURTHER ORDERED AND DECREED that this Court reserve jurisdiction of this cause for the purpose of issuing any Order for Possession to place and maintain said Petitioner in possession of said real estate as may be necessary or desirable, and, further, this Court expressly finds that this is a final order and there is no just reason for delaying the enforcement of this Order or the appeal therefrom.

E N T E R:

J U D G E

DATED: _____


ENTERED JUDGE PAUL A. KARKULA -1785
JUL 26 2017
DOROTHY BROWN CLERK OF THE CIRCUIT COURT OF COOK COUNTY, IL DEPUTY CLERK

KENNETH W. PILOTA
Attorney for Petitioner
101 W. Lincoln Highway
Chicago Hts., Illinois 60411
(708) 755-5800
Attorney Number: 31551

I hereby certify that the document to which this certification is affixed is a true copy.

Date **JUL 26 2017**

Dorothy Brown
Clerk of the Circuit Court
of Cook County, IL



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CERTIFICATE OF PURCHASE# 11-0002178

NOT CANCELLED OR REDEEMED
SALE DATE Aug 05, 2013

Redemption date extended to Aug 04, 2016
by affidavit of purchaser

DAVID D. ORR, County Clerk
By: E. Velazquez

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