

TAX DEED

UNOFFICIAL COPY

SCAVENGER SALE

No. 37115 D.

1721345056J

Doc# 1721345056 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/01/2017 11:52 AM PG: 1 OF 4

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES for three or more years, Pursuant to Section 21-260 of the Illinois Property Tax Code, as amended, held in the County of Cook on January 4, 2016, the County Collector sold the real estate identified by permanent real estate index number 25-03-421-002-000 and legally described as follows:

SEE ATTACHED EXHIBIT "A"

Commonly Known As: An Irregularly Shaped Parcel of Land on the Southwest Side of Lyon Avenue Between Evans Avenue and 93rd Street, with Frontage of 715.1 Feet and a Depth of 48.47 Feet, Chicago, Illinois. *21/A 9304-56 S LYON AVE 60619*

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 THORNWOOD PARTNERS, LTD., having its post office address at 3605 Woodhead Drive, Suite 108, Northbrook, Illinois 60062, it assigns FOREVER, the said Real Estate hereinabove described.

The following provision of the Compiled Status 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 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 11th day of July, 2017.

David D. Orr

County Clerk

SY
P 466
S W
304
INT

UNOFFICIAL COPY

No. 37115 D.

THREE YEAR
SCAVENGER SALE

DAVID D. ORR
County Clerk of Cook County Illinois

TO

THORNWOOD PARTNERS, LTD.

This instrument prepared by

RICHARD D. GLICKMAN
111 W. Washington Street, Suite 1225
Chicago, Illinois 60602

Exempt under Real Estate Transfer Tax law 35 ILCS 200/31-4
sub par. F and Cook County Ord. 93-0-27 par F

Date

7/31/17

Sign:

REAL ESTATE TRANSFER TAX 01-Aug-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-03-421-002-0000 | 20170801600013 | 1-599-864-256

Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 01-Aug-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-03-421-002-0000 | 20170801600013 | 1-380-875-712

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

AN IRREGULAR PARCEL OF LAND IN THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING ON SOUTHWEST CORNER OF EAST 93RD ST AND LYON AVENUE, WHICH POINT IS 311.11 FEET EAST OF AND 33 FEET SOUTH OF THE NORTHWEST CORNER OF ABOVE DESCRIBED QUARTER; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LYON AVENUE, A DISTANCE OF 752.04 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SOUTHWESTERLY LINE OF LYON AVENUE, A DISTANCE OF 48.64 FEET; THENCE NORTHWESTERLY ON A CURVE CONVEX TO THE SOUTH WITH A RADIUS OF 2,475.94 FEET A DISTANCE OF 238.05 FEET TO A POINT 50 FEET SOUTHWESTERLY OF AND MEASURED AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE OF LYON AVENUE; THENCE NORTHWESTERLY ON A STRAIGHT LINE 592.24 FEET TO A POINT IN THE SOUTH LINE OF 93RD STREET, 90 FEET WESTERLY FROM THE POINT OF BEGINNING; THENCE EASTERLY TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, (EXCEPTING THAT PART FALLING IN EVANS AVENUE, BEING 66 FEET WIDE IN BURNSIDE, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, RECORDED AUGUST 2, 1887 AS DOCUMENT 857139), IN COOK COUNTY, ILLINOIS

PIN: 25-03-421-002-0000

EXHIBIT A

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 14th July, 2017

SIGNATURE: David D. Orr
GRANTOR or AGENT

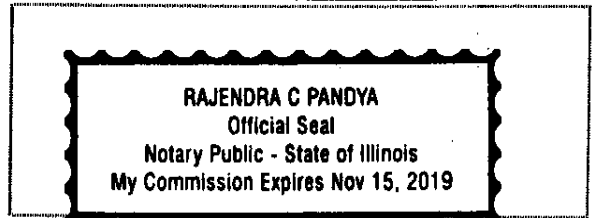
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

By the said (Name of Grantor): DAVID D. ORR

On this date of: 14th July, 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 7 | 31 | 2017

SIGNATURE: [Signature]
GRANTEE or AGENT

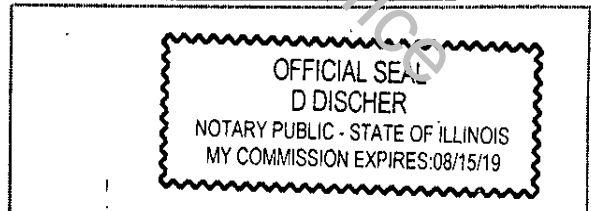
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

By the said (Name of Grantee): RICHARD D. GLICKMAN

On this date of: 7 | 31 | 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)