

UNOFFICIAL COPY

TAX DEED-REGULAR FORM

STATE OF ILLINOIS)
COUNTY OF COOK)

No. **37113** D.



Doc# 1721345068 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/01/2017 12:17 PM PG: 1 OF 3

At a **PUBLIC SALE OF REAL ESTATE** for the **NON-PAYMENT OF TAXES** held in the County of Cook on August 5, 2014, the County Collector sold the real estate identified by permanent real estate index number **20-27-208-018-0000**, and legally described as follows:

LOT 2 IN BLOCK 2 IN LEE BROTHERS ADDITION TO PARK MANOR, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as **7206-7208 S. Vernon Avenue, Chicago, Illinois 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 it 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 **BERGER INVESTMENT GROUP, LLC**, having its post office address at **2569 Audry Lane, Northbrook, Illinois 60062**, its 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 provide 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 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

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UNOFFICIAL COPYNo. **37113** D.In the matter of the application of the County Treasurer for
Order of Judgment and Sale against Realty,For the Year 2012**TAX DEED****DAVID D. ORR**
County Clerk of Cook County, Illinois**TO****BERGER INVESTMENT GROUP, LLC**

This instrument prepared by.

RICHARD D. GLICKMAN
111 West Washington St., Suite 1225
Chicago, Illinois 60602Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. F and Cook County Ord. 93-0-27 par. FDate 7-31-17Sign **REAL ESTATE TRANSFER TAX**

01-Aug-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-27-208-018-0000 | 20170801600034 | 0-496-500-160

* 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

20-27-208-018-0000 | 20170801600034 | 0-817-851-840

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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: Rajendra C Pandya

AFFIX NOTARY STAMP BELOW

RAJENDRA C PANDYA
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 15, 2019

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: O. Discher

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL
D DISCHER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 08/15/19

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)**)

rev. on 10.17.2016