

TAX DEED-REGULAR FORM

UNOFFICIAL COPY



STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

No. 37343 D.

Doc# 1726317069 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/20/2017 01:25 PM PG: 1 OF 4

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in the County of Cook on August 7, 2014, the County Collector sold the real estate identified by permanent real estate index number 10-36-211-034-1005 and legally described as follows:

RIDER IS ATTACHED AND MADE PART AND PARCEL HEREOF AND DESCRIBING THE REAL ESTATE CONVEYED BY THIS TAX DEED AND COMMONLY KNOWN AS UNIT 2656-G AT 2656 WEST LUNT AVENUE, CHICAGO, ILLINOIS, 60645

Section 36, Town 41, N. Range 13

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 PHOENIX BOND & INDEMNITY COMPANY, an Illinois Corporation

residing and having his (her or their) residence and post office address at 444 West Lake Street #3330, Chicago, IL 60606

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 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 her or she is prevented shall be excluded from computation of the one year period."

Given under my hand and seal, this 5th day of September 2017

David D. Orr

County Clerk

THIS INSTRUMENT, A TAX DEED IS EXEMPT FROM TRANSFER TAXES PREPARED BY S.D. MARKS 444 WEST LAKE STREET #3330, CHICAGO, IL 60606

Signature

P-4

UNOFFICIAL COPY

No. **37343** D.

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

For the Year

TAX DEED

DAVID D. ORR

Clerk of Cook County, Illinois

TO

PHOENIX BOND & INDEMNITY COMPANY

REAL ESTATE TRANSFER TAX

20-Sep-2017



| | |
|---------------|-------------|
| COUNTY: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

10-36-211-034-1005 | 20170901626052 | 1-517-288-384

REAL ESTATE TRANSFER TAX

20-Sep-2017



| | |
|-----------------|---------------|
| CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 * |

10-36-211-034-1005 | 20170901626052 | 1-627-380-672

* Total does not include any applicable penalty or interest due.

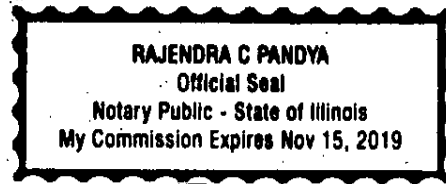
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STATEMENT BY GRANTOR AND GRANTEE

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 11th September, 2017 Signature: David D. Orr
Grantor or Agent

Subscribed and sworn to before me by the said David D. Orr this 11th day of SEPTEMBER, 2017
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 14th September, 2017 Signature: Seetha
Grantee or Agent

Subscribed and sworn to before me by the said Seetha this 14th day of September, 2017
Notary Public Delores Eastman-Fitak



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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RIDER

THIS RIDER IS ATTACHED TO AND MADE PART AND PARCEL OF THAT CERTAIN TAX DEED DATED THE 5TH. DAY OF SEPTEMBER, 2017 WHEREIN AND WHEREBY THE COOK COUNTY ILLINOIS CLERK CONVEYED TO PHOENIX BOND & INDEMNITY COMPANY, AN ILLINOIS CORPORATION, THE FOLLOWING DESCRIBED PROPERTY:

Permanent Real Estate Index Number 10-36-211-034-1005 WHICH IS COMMONLY KNOWN AS 2656 WEST LUNT AVENUE, UNIT #G, CHICAGO, ILLINOIS 60645 OTHERWISE DESCRIBED AS:

UNIT 2656-G IN THE LUNT AT THE PART CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 10 IN BLOCK 4 INDIAN BOUNDARY PARK ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF PART OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0535427024, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.