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TAX DEED -	- SCAVENGER SALE	

STATE OF ILLINOIS)) SS. COUNTY OF COOK)

A1210725641D0

Doc# 1810729041 Fee ≇44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A.YARBROUGH COOK COUNTY RECORDER OF DEEDS

DATE: 04/17/2018 11:02 AM PG: 1 OF 4

No. 37982 D.

At a **PUBLIC SALE OF REAL ESTATE** for the **NON-PAYMENT OF TAXES** for two or more years, pursuant to the Illinois Property Tax Code, as amended, held in the County of Cook on 1/07/2016, the County Collector sold the real estate identified by permanent real estate index numbers: <u>25-21-228-047-0000</u> and legally described as follows:

LOT 21 (EXCEPT A TRUCT OF LAND COMPRISING PART OF LOT 21) IN BLOCK 7 IN VANDERSYDE. AND BARTLETT'S ADD'LION TO PULLMAN, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 775.5 FEET THEREOF AND EXCEPT THAT PART OCCUPIED BY THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY), IN COOK COUNTY, ILLINOIS, SAID TRACT OF LAND LEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21; THENCE SOUTHEASTERLY ON THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 128.86 FEET, THENCE 16 DEGREES 15 MINUTES TO THE LEFT FROM PROLONGATION OF LAST DESCRIBED COURSE, A DISTANCE OF 93.95 FEET; THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE OF SAID LOT 21, SAID POINT BEING 202.202. FEET WEST OF THE WEST LINE OF SOUTH PERRY AVENUE; THENCE WEST ON THE NORTH LINE OF SAID LOT 21 TO THE POINT OF BEGINNING.

Commonly Known As: 11424 S. Perry Ava., Chicago, Illinois 60628

Section 21 Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, 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, Illinois.

I, DAVID D. ORR, County Clerk of the County of Cook, Illinois, 11811. 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 COUNTY OF COOK D/B/A COOK COUNTY LAND BANK AUTHORITY having his (her or their) residence and post office address at 69 West Washington St., Ste 2938, 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 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

ay of March

County Clerk

R

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3795

13

TWO OR MORE YEAR

SCAVENGER SALE

DELINQUENT

COUNTY LAND PANK AUTHORITY

COUNTY OF COOK D/B/A COOK

This Tax Deed prepared by and mail to.

Chicago, Illinois 60603

9 S. LaSalle St., Suite 1600 Carter Legal Group, P.C. County Clerk of Cook County, Yolnois

TO

DAVID D. ORR

PARAGRAPH F., REAL ESTATE TRANSFER ACT

, REAL ESTATE TRANSFER ACT

Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX

25-21-228-047-0000

CHICAGO:

17-Apr-2018

CTA: TOTAL: 0.00 0.00 0.00 *

1-572-071-712

25-21-228-047-0000

REAL ESTATE TRANSFER TAX

20180401644989 | 0-087-722-528

COUNTY:

ILLINOIS:

TOTAL:

17-Apr-2018

0.00

0.00

0.00

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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: 03 | 39 |, 20/6

'SIGNATURE:

RANTOR OF 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

AFFIX NOTARY STAMP BELOW

On this date of: 39

194h | 03 1,20 18

NOTARY SIGNATURE:

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 innois 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

130 1,2018

SIGNATURE:

GRANTEE or AGENT

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

By the said (Name of Grantee):

FOICIDOVP.

On this date of:

NOTARY SIGNATURE:

AFFIX NOTARY STAMP BELOW

CHRISTINA L CARLTON
Official Seal

Notary Public - State of Illinois My Commission Expires Sep 1, 2020

CRIMINAL LIABILITY NOTICE

Pursuant to Section <u>55 ILCS 5/3-5020(b)(2)</u>, Any person who knowingly submits a false statement concerning the identity of a <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

rev. on 10.17.2016

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PLAT ACT AFFIDAVIT

State	of Illinois SS.				
Coun	ty of Cook				
Stephen Soltanzadeh		_, being duly sworn on oath, states that	he resides		
at 14	0 S. Dearborn Street, 6th Floor, Chicago, IL 60602	. That the attached deed is not in violation			
of the	e following reasons:				
1.	Said Act is not applicable as the grantors own no	adjoining property to the premises describe	ed in said deed;		
	the conveyance falls in one of the following exemp	otions as shown by Amended Act which beca	ame effective July 17, 1959.		
2.	The division or subdivision of the land into parcels streets or easements of access.	s or tracts of five acres or more in size whic	h does not involve any new		
3.	The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.				
4.	The sale or exchange or parcels of land between owners of adjoining and contiguous land.				
5.	The conveyance of parcels of land or interests therein for use as right of way fro railroads or other public utility facilities, which does not involve any new streets or easements of access.				
6.	The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.				
7.	The conveyance of land for highway or other public purposes or grads or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.				
8.	Conveyances made to correct descriptions in prior	r conveyances.			
9.	The sale or exchange of parcels or tracts of land existing on the date of the amenda ory Act into no more than two part and not involving any new streets or easements of access.				
10.	The sale of a single lot of less than 5.0 acres from provided, that this exemption shall not apply to the mined by the dimensions and configuration of the does not invalidate any local requirements applicant, 1977.	e sale of any subsequent lots from the same I larger tract on October 1, 1973, and provi	arger tract of land, as deter- ded also that this exemption		
CIRC	LE THE NUMBER ABOVE WHICH IS APPLICABLE TO	O THE ATTACHED DEED.			
	nt further state that <u>he</u> makes this affidistion, to accept the attached deed for recording.	avit for the purpose of inducing the Records	er of Deeds of Cook County,		
SUBS	SCRIBED and SWORN to before me	-			
this _	day of April	20_18 OFFICIAL SEF JENNY TORI NOTARY PUBLIC, STATE My Commission Expires	OF ILLINOIS		