

UNOFFICIAL COPY

TAX DEED-REGULAR FORM

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

38078

No. _____ D.



Doc# 1814416022 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/24/2018 10:47 AM 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 6, 2017, the County Collector sold the real estate identified by permanent real estate index number 20-35-426-023-0000 and legally described as follows:

See Attached Legal Description Exhibit "A"

Section 35 Township 38 N. Range 14
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 JVA FL, LLC
111 S. Wacker Dr. Suite 4730, Chicago, IL 60606
residing and having his (her or their) residence and post office address at
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 15th day of MAY 2018

David D Orr County Clerk

UNOFFICIAL COPY

No. **38078**

D. _____

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

For the Year 2019

TAX DEED

DAVID D. ORR
County Clerk of Cook County, Illinois

TO

JVA II, LLC

REAL ESTATE TRANSFER TAX

24-May-2018



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-35-426-023-0000		20180501679798		1-566-178-848
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* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

24-May-2018



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-35-426-023-0000		20180501679798		0-685-198-624
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This instrument prepared by:

Diana Athanasopoulos

Athanasopoulos & Koleczek LLC

626 W. Randolph #1

Chicago Illinois 60661

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
and sub par F and Cook County Ord. 93-0-27 par. F

Date: 5-11-18

Sign: [Signature]

[Signature]

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION EXHIBIT "A"

LOT 47 IN J.E. MERRION'S MARYNOOK ADDITION, BEING A RESUBDIVISION OF PART OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ AND PART OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-35-426-023-0000

Common Address: 8635 S. Kenwood Ave., Chicago, IL 60619

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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 MAY 17th, 2018 Signature: David D Orr
Grantor or Agent

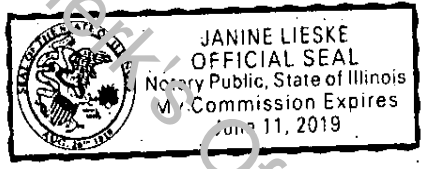
Subscribed and sworn to before me by the said David D. Orr this 17th day of MAY, 2018
Notary Public Steven Kidd



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 5-11, 2018 Signature: Diana Athanasopoulos
Grantee or Agent

Subscribed and sworn to before me by the said Diana Athanasopoulos this 11th day of May, 2018
Notary Public Janine Lieske



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.)