

UNOFFICIAL COPY

TAX DEED-REGULAR FORM



Doc# 1900713002 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/07/2019 11:38 AM PG: 1 OF 3

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

No. 00017 y

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in the County of Cook on August 6th, 2015, the County Collector sold the real estate identified by permanent real estate index number(s) 17-16-238-024-1895 N/K/A 17-16-238-028-1895 and legally described as follows:

UNIT P-445T TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 235 W. VAN BUREN CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0915934034, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PROPERTY ADDRESS: 235 W. Van Buren St., Unit P-445T, Chicago, IL 60607**

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 Kane County;

I, **KAREN A. YARBROUGH**, 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 **Wheeler Financial, Inc.** residing and having its residence and post office address at 120 N. La Salle Suite 2850, Chicago, IL 60602, its successors and assigns FOREVER, the said Real Estate hereinabove described.

The following provision of the Compiled Statutes of the State of Illinois, being 25 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 12th day of December  
Karen A. Yarbrough County Clerk 28.

Rev 8/95

Exempt under provisions of Paragraph F,  
Section 4 of Real Estate Transfer Act.

1/7/2019  
Date

[Signature]  
Buyer, Seller or Representative

[Signature]

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No. **00017** y.

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

For the Year 2013

## TAX DEED

**KAREN A. YARBROUGH**  
County Clerk of Cook County, Illinois

Prepared By The Law Offices of  
**David R. Gray, Jr., Ltd.**

### REAL ESTATE TRANSFER TAX 07-Jan-2019



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

17-16-238-028-1895 | 20190101672387 | 1-488-467-616

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

### REAL ESTATE TRANSFER TAX 07-Jan-2019



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

17-16-238-028-1895 | 20190101672387 | 1-426-708-128

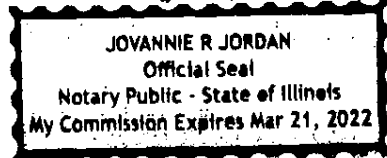
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## STATEMENT BY GRANTOR AND GRANTEE

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 December 21, 2018 Signature: Karen A. Yarbrough  
Grantor or Agent

Subscribed and sworn to before me by the said Karen A. Yarbrough this 21st day of December, 2018



Notary Public Jovannie R. Jordan

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 JANUARY 7, 2019 Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said DELLAN MURPHY this 7 day of JANUARY, 2019  
Notary Public M. PheLAN



**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.)