

UNOFFICIAL COPY



TAX DEED-  
REGULAR FORM

STATE OF ILLINOIS )  
 )SS  
COUNTY OF COOK )  
No. 00210 Y.

Doc# 1908106140 Fee \$42.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00  
EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 03/22/2019 01:00 PM PG: 1 OF 3

At a **PUBLIC SALE OF REAL ESTATE** for the **NON-PAYMENT OF TAXES** held in the County on June 3, 2016, the County Collector sold the real estate identified by property index number 32-29-432-024-0000 and legally described as follows:

LOT 13 IN BLOCK 17 N HANNAH AND KEENEY'S ADDITION TO CHICAGO HEIGHTS, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 29, AND THAT PART LYING WEST OF RAILROAD LANDS IN SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as 2916 Jackson Ave., South Chicago Heights, 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, **KAREN 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 **JDS ASSET SERVICES, LLC** residing and having his/her/its/their residence and post office address at 6348 N. Cicero, Suite 203, Chicago, IL 60646 his/her/its/their heirs, successors and assigns FOREVER, the said Real Estate herein above 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 30th day of February, 2019

Karen A. Yarbrough County Clerk

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No. 00210 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

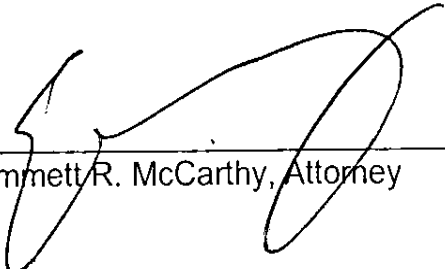
**KAREN YARBROUGH**  
County Clerk of Cook County, Illinois



TO

JDS ASSET SERVICES, LLC

This instrument was prepared by:  
Emmett R. McCarthy  
**STANKO MCCARTHY LAW GROUP**  
20 North Clark Street, Suite 2200  
Chicago, IL 60602  
(312) 236-8400  
Our File No. JDS/ASSN1

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45  
SUB PAR. F. AND COOK COUNTY ORD. 93-0-27 PAR. F

Date 3-20-2019 Sign   
Emmett R. McCarthy, Attorney

REAL ESTATE TRANSFER TAX		22-Mar-2019	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

32-29-432-024-0000 | 20190301628393 | 1-807-736-224

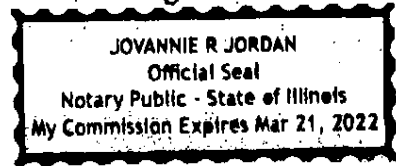
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## STATEMENT BY GRANTOR AND GRANTEE

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 March 14, 2019 Signature: Karen A. Yarbrough  
Grantor or Agent

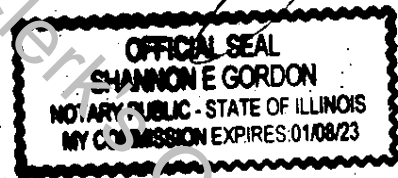
Subscribed and sworn to before me by the said Karen A. Yarbrough this 14th day of March, 2019  
Notary Public Jovannie R. Jordan



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 MARCH 20, 2019 Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said Emmett K. McCarthy this 20th day of MARCH, 2019  
Notary Public Shannon E. Gordon



**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.)