

UNOFFICIAL COPY

TAX DEED - SCAVENGER SALE

STATE OF ILLINOIS

COUNTY OF COOK

00241

SS

No. _____ Y

Case Number: 2018COTD000515

Preparer's Information (Name & Address):

LAW OFFICES OF DAVID R. GRAY JR.

120 N. LASALLE SUITE 2850

CHICAGO, IL 60602



1911434097D

Doc# 1911434097 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/24/2019 03:36 PM PG: 1 OF 3

TAX DEED PURSUANT TO §35 ILCS 200/21-260(e). Collector's Scavenger Sale

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES for THREE OR MORE YEARS, Pursuant to §35 ILCS 200/21-260, held in Cook County on: December 31st, 2015, the County Collector sold the real property identified by the Property Identification Number of: 29-12-224-049-0000, with the ATTACHED legal Description, and Commonly Referred to Address of: 455 Paxton Ave., Calumet City, IL 60409.

And the real property not having been redeemed from the sale, and it appearing that the holder of the Certificate of Purchase of said real property has complied with the laws of the State of Illinois, necessary to entitle her, him or it, to a Deed of said real property, as found and ordered by the Circuit Court of Cook County in Case Number: 2018COTD000515;

Furthermore, I, **KAREN A. YARBROUGH**, County Clerk of the County of Cook, in the State of Illinois, with an office located at **118 North Clark Street, Room 434, in Chicago, Illinois 60602**, in consideration of the premises and by virtue of the compiled statutes of the State of Illinois in such cases provided, grant and convey to the GRANTEE(S): MK CONSTRUCTION & BUILDERS, INC. with a true post office address and residence of: 2000 N. MILWAUKEE AVE., CHICAGO, IL 60647 and to his, hers, its or their heirs, successors and assigns **FOREVER**, the above-referenced real estate, as described.

Finally, the following provision of the Compiled Statutes of the State of Illinois, §35 ILCS 200/22-85, is recited, as required by 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 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 so prevented shall be excluded from computation of the one year period."

Given under my hand and seal, this 6th day of March, in the year 2019,
OFFICIAL SEAL OF COOK COUNTY:

REAL ESTATE TRANSFER TAX



54373 415119

Calumet City • City of Homes \$

Karen A. Yarbrough Clerk of Cook County
KAREN A. YARBROUGH, COOK COUNTY CLERK

BW

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THREE YEAR DELINQUENT SALE DEED

KAREN A. YARBROUGH | COUNTY CLERK OF COOK COUNTY, ILLINOIS

LEGAL DESCRIPTION FOR PROPERTY (or attach if more space needed):

LOT 25 AND THE SOUTH HALF OF LOT 26 IN BLOCK 3 OF CRYER'S SIBLEY PARK

ADDITION, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE

NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST

OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX DEED NUMBER:

No. 00241 Y

MAIL FUTURE TAX BILLS TO:

MK CONSTRUCTION & BUILDERS, INC.

2000 N. MILWAUKEE AVE.

CHICAGO, IL 60602

EXEMPTION LANGUAGE:

The foregoing Tax Deed is issued pursuant to §35 ILCS 200/21-260(e). Collector's Scavenger Sale is EXEMPT from all Real Estate Transfer Taxes pursuant to the Illinois Real Estate Transfer Tax Law §35 ILCS 200/31-45, subparagraph F, and Cook County Ordinance §93-0-27, paragraph F. Please sign and date below to attest to this claim on behalf of the submitter of the foregoing conveyance instrument.

MIKE PHELAN
Printed Name (Above)

[Signature]
Signature (Above)

4/24/19
Date Signed (Above)

PLEASE AFFIX MUNICIPAL TRANSFER TAX STAMPS BELOW AS NECESSARY (OR ATTACH AS A SEPARATE PAGE)

REAL ESTATE TRANSFER TAX		24-Apr-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
29-12-224-049-0000 20190401641925 0-825-785-248		

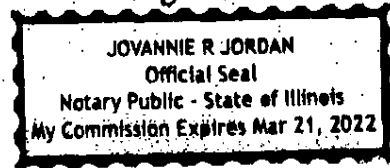
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STATEMENT BY GRANTOR AND GRANTEE

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 20, 2019 Signature: Karen A. Yarbrough
Grantor or Agent

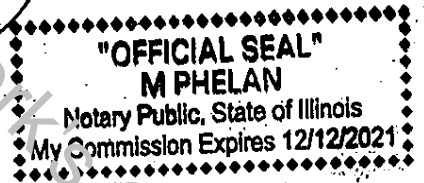
Subscribed and sworn to before me by the said Karen A. Yarbrough this 20th day of March, 2019
Notary Public Jovannie R. Jordan



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 April 9th, 2019 Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said DECLAN MURPHY this 9th day of APRIL, 2019
Notary Public [Signature]



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.)