

TAX DEED-  
REGULAR FORM

UNOFFICIAL COPY



\*1917816150\*

STATE OF ILLINOIS )  
)SS  
COUNTY OF COOK )

Doc# 1917816150 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/27/2019 03:10 PM PG: 1 OF 4

No. 00716 Y.

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 25-31-303-008-0000 and legally described as follows:

Commonly known as 13117 Irving Avenue, Blue Island, IL 60406-2844

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 it 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 **MAPLE REAL ESTATE, LLC** residing and having his/her/its/their residence and post office address at 55 W. Monroe St., Suite 910, Chicago, IL 60603 his/her/its/their heirs, successors 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 24<sup>th</sup> day of MAY, 2019

Karen Yarbrough  
County Clerk

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M X  
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E X  
INT AB

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No. **00716** Y.

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

For the Year 2014

## TAX DEED

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

TO

**MAPLE REAL ESTATE, LLC**

This instrument prepared by:

**STANKO MCCARTHY LAW GROUP**  
120 N. LaSalle St., Suite 1200  
Chicago, IL 60602  
(312) 236-8400

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 6/27/19

Sign: 

**REAL ESTATE TRANSFER TAX**

27-Jun-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-31-303-008-0000 | 20190601615937 | 1-857-171-552

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TVA

**UNOFFICIAL COPY**  
**ATTACHMENT TO TAX DEED**

## Legal Description:

THE NORTH 40 FEET OF LOTS 6, 7 AND 8 AND THE WEST 10 FEET OF THE EAST 20 FEET OF ALL OF LOT 7 SOUTH OF THE NORTH 40 FEET AND THE SOUTH 6 FEET OF THE NORTH 46 FEET OF THE EAST 10 FEET OF LOT 8 (EXCEPT THE EAST 10 FEET OF THE NORTH 46 FEET OF LOT 8) IN BLOCK 14 IN BLUE ISLAND, IN THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 25-31-303-008-0000, Volume 038

Commonly known as 13117 Irving Avenue, Blue Island, IL 60406-2844

This instrument was prepared by, and should be returned after recording to:

**STANKO MCCARTHY LAW GROUP**  
120 N. LaSalle St., Suite 1200  
Chicago, IL 60602  
(312) 236-8400

Our File No. NEWLINE/TAX 10

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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 JUNE 15<sup>th</sup>, 2019 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Karen A. Yarbrough this 15<sup>th</sup> day of JUNE, 2019  
Notary Public [Signature]



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 June 27, 2019 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said John W. Stanke, Jr. this 27<sup>th</sup> day of June, 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.)