

UNOFFICIAL COPY

TAX DEED – ANNUAL TAX SALE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)
No. 00649 Y



Doc# 1918917187 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/08/2019 01:21 PM PG: 1 OF 3

Case Number: 2018COTD007103

Preparer's Information (Name & Address):

Law Offices of Heather Ottenfeld, PC

19 S. LaSalle Street, Suite 602

Chicago, Illinois 60603

TAX DEED PURSUANT TO §35 ILCS 200/22. Tax Deeds and Procedures

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in Cook County on: June 3, 2016, the County Collector sold the real property identified by the Property Identification Number of: 16-08-314-043-1001 and the ATTACHED legal Description, and Commonly Referred to Address of: 222 Washington Boulevard, Unit 101, Oak Park, Il 60302. 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: 2018COTD007103;

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): Titan Capital, LLC which has/have a residence of: 80 S. Main Street, Suite A, Sugar Grove, Illinois 60554 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 12th day of June, in the year 2019,
OFFICIAL SEAL OF COOK COUNTY:

EXEMPTION APPROVED

Steven E. Drazner, CFO
Village of Oak Park

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

X | 3 | Y | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
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ANNUAL TAX SALE DEED

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

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

Unit Number 101 in 222 Boulevard Manor Condominium, as delineated on a plat of survey of the following described tract of land:

The East 5 feet of Lot 1 and all of Lots 2, 3, and 4, and the private alley lying North and adjoining said Lots or parts thereof, in J. Wallen's Subdivision of Lots 50, 51, and 52 of O.H. Erwin's Subdivision of the South 1466.50 feet of the East 1/2 of the West 1/2 of Southwest 1/4 (except railroad) of Section 8, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, which plat of survey is attached as Exhibit "A" to the Declaration of Condominium recorded September 21, 1995 as Document Number 95638536; together with its undivided percentage interest in the common elements.

TAX DEED NUMBER:

No. 00649 Y

MAIL FUTURE TAX BILLS TO:

Titan Capital, LLC
80 S. Main Street, Suite A
Sugar Grove, Illinois 60554

EXEMPTION LANGUAGE:



The foregoing Tax Deed is issued pursuant to §35 ILCS 200/21-260(e). Collector's Annual Tax 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.

H. Miller
Printed Name (Above)

[Signature]
Signature (Above)

6/2/19
Date Signed (Above)

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

REAL ESTATE TRANSFER TAX		08-Jul-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-08-314-043-1001 20190601617428 0-226-977-888		

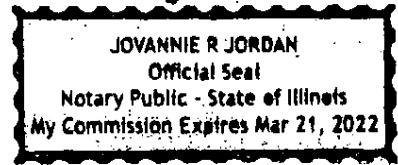
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STATEMENT BY GRANTOR AND GRANTEE

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 June 17, 2019 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Karen A. Yarbrough this 17th 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 27th, 2019 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Daniel Tse this 27th 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.)

EXEMPTION APPROVED
[Signature]
Steven E. Drazner, CFO
Village of Oak Park