

UNOFFICIAL COPY



TAX DEED- REGULAR FORM

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)
 No. 00720 Y.

Doc# 1919645089 Fee \$88.00
 RHSP FEE:\$9.00 RPRF FEE: \$1.00
 EDWARD M. MOODY
 COOK COUNTY RECORDER OF DEEDS
 DATE: 07/15/2019 02:14 PM PG: 1 OF 3

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF 2013 TAXES held in the County of Cook, State of Illinois, on August 4, 2015, the County of Cook sold the real estate identified by parcel number 20-10-304-030-0000 and legally described as follows:

LEGAL DESCRIPTION: THE NORTH 1/2 OF LOT 17 AND ALL OF LOT 18 IN BLOCK 3 IN JENNINGS' SUBDIVISION OF PART OF JENNINGS AND MOFFETT'S SUBDIVISION OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I. Number: 20-10-304-030-0000

Property location: 5231-37 S. INDIANA AVE., CHICAGO, IL 60615

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/her to a Deed of said real estate, as found and ordered by the Circuit Court of Cook County;

And whereas the Circuit Court of Cook County, Illinois, Ordered and Decreed that a tax deed be issued to MOGUL PROPERTIES, INC., and whereas the Illinois transfer stamps are exempt under provisions of paragraph (F) Section 4, Real Estate transfer Act dated 4-01-04;

I, **KAREN A. YARBROUGH**, County Clerk of the County of Cook, the State of Illinois, 69 W. Washington Street, Chicago, Illinois, in consideration of the premises and by virtue of the statutes of the State of Illinois, in such cases provided and the order of the Circuit Court aforementioned do hereby grant and convey to MOGUL PROPERTIES, INC., principal address at 405 N. Wabash Ave., Suite 3402, Chicago, IL 60611, its 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 one year period, the 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 JUNE, 2019

Karen A. Yarbrough
 County Clerk

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UNOFFICIAL COPY

00720

No. _____ Y. _____

DELINQUENT SALE

KAREN A. YARBROUGH
County Clerk of Cook County, Illinois


TO
MOGUL PROPERTIES, INC.

PREPARED BY AND MAIL TO:

JUDD M. HARRIS
ATTORNEY AT LAW
933 W. Van Buren Street—Suite 304
Chicago, Illinois 60607



EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45

DATE 6/25/19 SIGN [Signature]

REAL ESTATE TRANSFER TAX		15-Jul-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-10-304-030-0000 | 20190701629738 | 0-107-119-712

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		15-Jul-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-10-304-030-0000 | 20190701629738 | 1-817-724-000

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

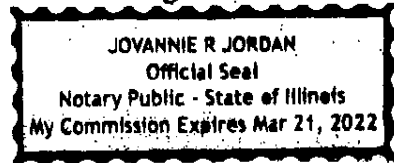
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 21st, 2019 Signature: _____

Karen A. Yarbrough

Grantor or Agent

Subscribed and sworn to before me by the said Karen A. Yarbrough this 21st day of JUNE, 2019



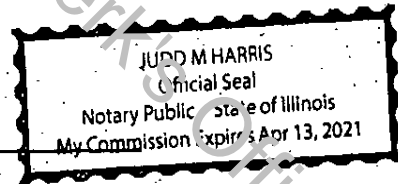
Notary Public Jovannie R. Jordan

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 06/25 2019, 2019 Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said LINA MEICUS this 25th day of JUNE, 2019



Notary Public Judd M. Harris

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.)