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TAX DEED-REGULAR FORM



Doc# 1921217114 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/31/2019 02:04 PM PG: 1 OF 3

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

No. 00997 Y.

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in the County of Cook on June 5th, 2016, the County Collector sold the real estate identified by permanent real estate index number 25-28-225-026-0900 and legally described as follows:

LOT 21 AND THE NORTH 8 FEET OF LOT 22 IN BLOCK 46 IN WEST PULLMAN, BEING A SUBDIVISION IN SECTION 28 TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 12248 S. Princeton Ave., Chicago, IL 60628

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 A. 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 **Wheeler Financial, Inc.** residing and having its residence and post office address at **120 N. LaSalle Suite 2850, Chicago, IL 60602**, 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 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 5th day of JULY 2019
Karen A. Yarbrough County Clerk

Exempt under provisions of Paragraph F,
Section 4 of Real Estate Transfer Act.

7/31/19
Date

[Signature]
Buyer, Seller or Representative

Y
3
N
N
N
INTA

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00997

No. _____ 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 A. YARBROUGH
County Clerk of Cook County, Illinois

TO

Prepared by The Law Offices of
David R. Gray, Jr., Ltd.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

31-Jul-2019



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-28-225-026-0000 | 20190701647406 | 2-128-129-120

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

31-Jul-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-28-225-026-0000 | 20190701647406 | 1-081-453-664

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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 July 30th, 2019 Signature: Karen A. Yarbrough
Grantor or Agent

Subscribed and sworn to before me by the said Karen A. Yarbrough this 30th day of July, 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 July 31st, 2019 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said DECIAN MURPHY this 31st day of JULY, 2019
Notary Public Mary Shapiro



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.)