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TAX DEED-REGULAR FORM

Doc# 1929145098 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/18/2019 02:39 PM PG: 1 OF 4

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

No. 01359 Y.

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in the County of Cook on June 6th, 2016, the County Collector sold the real estate identified by permanent real estate index number 29-25-405-022-1016 and legally described as follows:

UNIT 159 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HOLIDAY TERRACE CONDOMINIUM BUILDING NO. 6, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 2425506, AS AMENDED, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 2306 Holiday Terrace, Unit 159, Lansing, IL 60438

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."

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Given under my hand and seal, this 20TH day of September 2019
[Signature] County Clerk

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

Date 10/03/2019

[Signature]
Buyer, Seller or Representative

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No. **01359** 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 P. Gray, Jr., Ltd.

REAL ESTATE TRANSFER TAX

18-Oct-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

29-25-405-028-1016

| 20191001620830

| 0-147-955-296

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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.

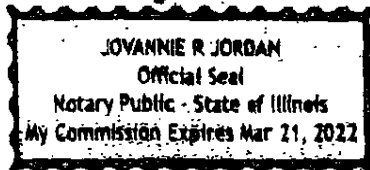
Dated October 3, 2019 Signature: _____

[Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me by the said Karen A. Yarbrough this 3RD day of October, 2019

Notary Public Jovannie R. Jordan



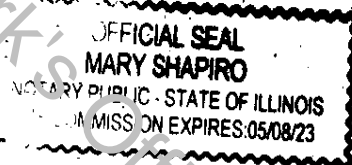
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation or foreign corporation authorized to do business or acquire and hold title to real 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 October 18th, 2019 Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said DECLAN MURPHY this 18th day of October, 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.)

UNOFFICIAL COPY

Village of Lansing

Patricia Eidam
Mayor



Office of the Treasurer

Arlette Frye
Treasurer

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Karen A Yarbrough (Cook County Clerk)
118 N Clark Street, Room 434
Chicago, IL 60602

Telephone: 312-334-1301

Attorney or Agent: Daniel Kosman
Telephone No.: 630-470-0514

Property Address: 2306 Holiday Terrace, Unit 159
Lansing, IL 60438

Property Index Number (PIN): 29-25-405-1016

Water Account Number: N/A

Date of Issuance: October 8, 2019

(State of Illinois)

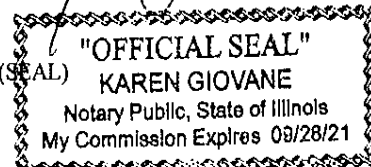
(County of Cook)

This instrument was acknowledged before
me on October 8, 2019 by
Karen Giovane

VILLAGE OF LANSING

By: [Signature]
Village Treasurer or Designee

[Signature] (Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.