OFFICIAL C TAX DEED - SCAVENGER SALI Doc# 2001541066 Fee \$88,00

STATE OF ILLINOIS)) SS. COUNTY OF COOK)

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/15/2020 02:14 PM PG: 1 OF 3

01635 No.

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES for two or more years, pursuant to the Illinois Property Tax Code, as amended, held in the County of Cook on 12/30/2015, the County Collector sold the real estate identified by permanent real estate index numbers: 15-15-304-005-0000 legally described as follows:

> THE NOTTH 40 FEET OF LOT 35 IN THIRD ADDITION TO BROADVIEW ESTATE, IN 111E WEST 1/2 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Kno vn As: 1821 S. 21ST AVE., MAYWOOD, IL

Section 15, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

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 Cour of Cook County, Illinois.

I, Karen A. Yarbrough, County Clerk of the County of Cook, Illinois, 178 N. Clark Street, Rm. 434, Chicago, Illinois, in consideration of the premises and by virtue of the lattites of the State of Illinois in such cases provided, grant and convey COUNTY OF COOK D/B/A COOK COUNTY LAND BANK AUTHORITY having his (her or their) residence and post office address at 69 West Washington St., Stc. 2938, Chicago, IL 60602 his (her or their) heirs and assigns, FOREVER, the said Real Estate hereinabove described. 1 A(1)

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 30%

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH), SECTION (5) OF THE VILLAGE OF

MAYWOOD REAL ESTATE TRANSFER TAX ORDINANCE.

AUTHORIZED SIGNATURE

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UNOFFIGIAL5 COPY

TWO OR MORE YEAR DELINQUENT SCAVENGER SALE

KAREN A. YARBROUGH County Clerk of Cook County, Illinois

TO

COUNTY OF COOK D/B/A COOK COUNTY LAND BANK AUTHORITY

This Tax Deed prepared by and mail to.

Carter Legal Group, P.C. 19 S. LaSaile St., Suite 1600 Chicago, (llinois 60603

EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45, PARAGRAPH <u>F</u>, REAL ESTATE TRANSFER ACT

12/17/19 DATE

Buyer, Seller or Representative

| REAL ESTATE TRANSFER TAX | | | 10-Jan-2020 |
|--------------------------|------------|----------------|---------------|
| | A STATE OF | COUNTY: | 0.00 |
| | | ILLINOIS: | 0.00 |
| | 130 | TOTAL: | 0.00 |
| 15.15.304.005-0000 | | 20200101688101 | 2-039-598-432 |

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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 <u>Alcember 2</u>, 20/9 Signature:

Grantor or Agent

Subscribed and sworn to before
me by the soid <u>Karen A. Yarbrough</u>
this <u>Ind.</u> Grantor or Agent

Notary Public - State of Illinois
My Commission Expires Mar 21, 2022

Notary Public <u>Ywanne R. Mar Jan</u>

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 <u>Cleenher</u> 17, 2017 Signature.

Grantee or Agent

Subscribed and sworn to before

me by the said <u>fector Safanades</u>
this <u>17</u> day of <u>Describer</u>,

Notary Public <u>Mp. M.</u>

Notary Public <u>Mp. M.</u>

Notary Public <u>Mp. M.</u>

Notary Public <u>Mp. M.</u>

Signature.

Grantee or Agent

WYATT WEST
Official Seal
Notary Public - State of Illinois
My (ommission Expires Jul 8, 2020).

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.)