

# UNOFFICIAL COPY

## TAX DEED - ANNUAL TAX SALE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

No.: 01864 Y

Case Number: 2018COTD008517

### Preparer's Information (Name & Address):

Chawla & Ravani, P.C.

1016 W Jackson Blvd., Ste 509

Chicago, IL 60607



Doc# 2001545086 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/15/2020 01:29 PM PG: 1 OF 5

## 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: 06/07/2016,  
the County Collector sold the real property identified by the Property Identification Number of: 25-15-300-014-0000,  
and the ATTACHED legal Description, and Commonly Referred to Address of: 10739 S State St.  
Chicago, Il 60628. 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:  
2018COTD008517;

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): 10739 S State St LLC which  
has/have a residence of: 33 N LaSalle, Suite 1730, Chicago, Illinois 60602  
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 10th day of December, in the year 2019,  
OFFICIAL SEAL OF COOK COUNTY:

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

SY  
PS  
S  
AT  
SC  
E  
INT

# UNOFFICIAL COPY

# ANNUAL TAX SALE DEED

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

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

LOT 37, BLOCK 32, OF DREXEL PARK, A SUBDIVISION IN THE EAST 1/4 OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TAX DEED NUMBER:**

No. 01864 Y

**MAIL FUTURE TAX BILLS TO:**

10739 S State St LLC

33 N LaSalle, Suite 1730

Chicago, Illinois 60602

**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.

Animesh K. Ravani

08/20/19

Printed Name (Above)

Signature (Above)

Date Signed (Above)

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

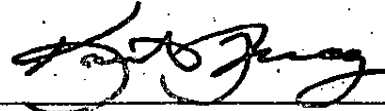
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## STATEMENT BY GRANTOR AND GRANTEE

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.

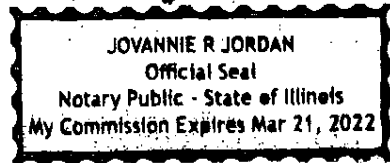
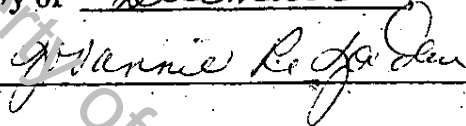
Dated December 19, 2019 Signature: \_\_\_\_\_



Grantor or Agent

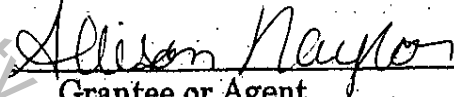
Subscribed and sworn to before me by the said Karen A. Yarbrough this 19 day of December 2019

Notary Public \_\_\_\_\_



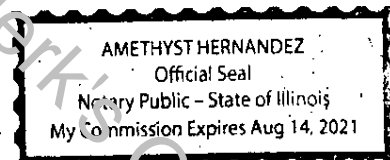
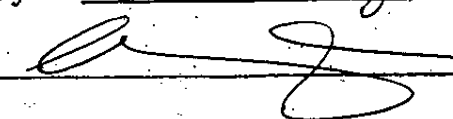
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation or foreign corporation authorized to do business or acquire and hold title to real 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 January 2, 2020 Signature: \_\_\_\_\_



Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 02 day of January, ~~2019~~ 2020 Notary Public \_\_\_\_\_



**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.)

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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

15-Jan-2020



**CHICAGO:**

0.00

**CTA:**

0.00

**TOTAL:**

0.00 \*

25-15-300-014-0000 | 20200101693587 | 0-470-553-440

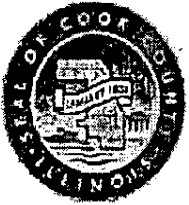
\* Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

15-Jan-2020



|                  |      |
|------------------|------|
| <b>COUNTY:</b>   | 0.00 |
| <b>ILLINOIS:</b> | 0.00 |
| <b>TOTAL:</b>    | 0.00 |

25-15-300-014-0000

| 20200101693587 | 0-679-109-472