

UNOFFICIAL COPY

TAX DEED - ANNUAL TAX SALE

STATE OF ILLINOIS)

COUNTY OF COOK)

No.:

01999

Y

Case Number: 2018COTD008480

Preparer's Information (Name & Address):

Jeffrey S. Blumenthal

33 N. Dearborn St. Suite 800

Chicago, IL 60602



2005222128

Doc# 2005222128 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2020 03:27 PM PG: 1 OF 3

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: June 6, 2016, the County Collector sold the real property identified by the Property Identification Number of: 20-34-215-039-0000 and the ATTACHED legal Description, and Commonly Referred to Address of: 8030 S. Cottage Grove Ave, Chicago, IL 60619. 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: 2018COTD008480;

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): Kreative Kidz Academy III, INC., which has/have a residence of: 26 E. 79th St., Chicago, Illinois 60619 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 9th day of January, in the year 2020

OFFICIAL SEAL OF COOK COUNTY:


KAREN A. YARBROUGH, COOK COUNTY CLERK

Clerk of Cook County

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ANNUAL TAX SALE DEED**KAREN A. YARBROUGH | COUNTY CLERK OF COOK COUNTY, ILLINOIS****LEGAL DESCRIPTION FOR PROPERTY (or attach if more space needed):**

LOTS 12, 13 AND 14 IN BLOCK 16 IN CHATHAM FIELDS, BEING A SUBDIVISION OF THE NORTHEAST

QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD

PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

REAL ESTATE TRANSFER TAX

21-Feb-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-34-215-039-0000 | 20200201622134 | 0-198-217-568

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

TAX DEED NUMBER:No. 01999 Y**MAIL FUTURE TAX BILLS TO:**

Kreative Kidz Academy III, INC.

26 E. 79th St.

Chicago, Illinois 60619

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.

Jeffrey S. Blumenthal
Printed Name (Above)

[Signature]
Signature (Above)

January 23, 2020
Date Signed (Above)

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

21-Feb-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-34-215-039-0000

20200201622134 | 0-169-906-016

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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 January 28, 2020 Signature: _____

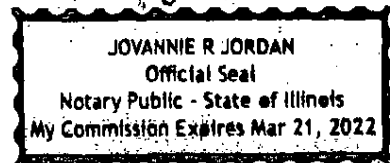
Grantor or Agent

Subscribed and sworn to before

me by the said Karen A. Yarbrough

this 28th day of January,
2020

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 1/31, 2020 Signature: _____

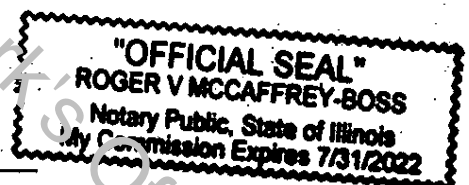
Grantee or Agent

Subscribed and sworn to before

me by the said

this 31st day of JANUARY,
2020

Notary Public Roger V. McCaffrey-Boss



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.)