

UNOFFICIAL COPY

TAX DEED-REGULAR FORM

Doc#: 2014721186 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/26/2020 01:13 PM Pg: 1 of 3

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Dec ID 20200401659174
City Stamp 1-291-007-200

No. 02321 Y.

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in the County of Cook on 04/05/2017, the County Collector sold the real estate identified by permanent real estate index number(s) 25-12-204-078-0000 and legally described as follows:

LOT 21 (EXCEPT THE NORTH 26 FEET 10 INCHES THEREOF) AND THE NORTH 16 FEET 5 INCHES OF LOT 20 IN BLOCK 11 IN VAN VLISSINGEN HEIGHTS SUBDIVISION A SUBDIVISION OF PART OF THE EAST 2/3 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 1926 IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 9655 S. JEFFERY AVENUE, CHICAGO, 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 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 Deleon Properties LLC-9655 S Jeffery residing and having its residence and post office address at 9923 S. Escanaba Ave.

Chicago, IL 60617, 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 19th day of February 2020.

[Signature] County Clerk

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

Table with REAL ESTATE TRANSFER TAX, CHICAGO: 0.00, CTA: 0.00, TOTAL: 0.00 * and date 05-May-2020.

Date 3/9/2020

[Signature] Buyer, Seller or Representative.

25-12-204-078-0000 | 20200401659174 | 1-291-007-200

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

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No. 02321 Y.

In the matter of the application of the
County Treasurer for Order of Judgment and
Sale against Realty,

For the Year 2015

TAX DEED

KAREN A. YARBROUGH

County Clerk of Cook County, Illinois

TO

Delson Properties LLC-9655 S. Jeffery

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

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 03 | 05 | 2020

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

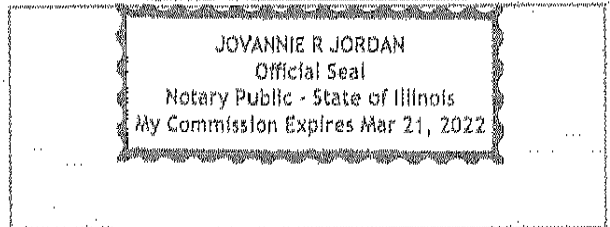
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Karen A. Yarbrough

On this date of: 05 | 03 | 2020

NOTARY SIGNATURE: Jovannie R Jordan

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 3 | 9 | 2020

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

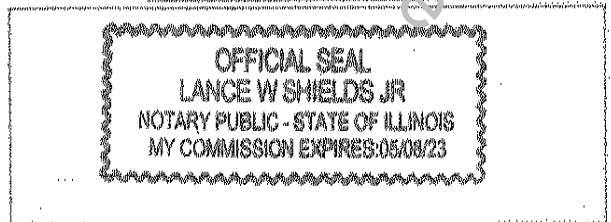
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): DeLeon Properties

On this date of: 4 | 13 | 2020

NOTARY SIGNATURE: Lance W. Shields Jr

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)