

UNOFFICIAL COPY

TAX DEED - SCAVENGER SALE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

No. 02668 Y

Case Number: 2019 COTD 004916



Doc# 2101919034 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/19/2021 12:43 PM PG: 1 OF 4

Preparer's Information (Name & Address):

Judd M. Harris & Associates, P.C.
933 West Van Buren, Suite 304
Chicago, IL 60607

TAX DEED PURSUANT TO §35 ILCS 200/21-260(e). Collector's Scavenger Sale

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES for THREE OR MORE YEARS, Pursuant to §35 ILCS 200/21-260, held in Cook County on: Jul 23, 2019, the County Collector sold the real property identified by the Property Identification Number of: 14-21-101-054-2141, with the ATTACHED legal Description, and Commonly Referred to Address of: 655 W. Irving Park Road, Unit CO-20, in Chicago, Illinois. 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: 2019 COTD 004916;

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): JOHN GIAMBARBEREE with a true post office address and residence of: 2037 N. Sheffield Avenue, Chicago, IL 60614, and to its 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 200/22-65, 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 30TH day of November, in the year 2020
OFFICIAL SEAL OF COOK COUNTY:


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

REAL ESTATE TRANSFER TAX	19-Jan-2021
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



14-21-101-054-2141 | 20210101614341 | 0-132-560-912

REAL ESTATE TRANSFER TAX	19-Jan-2021
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



14-21-101-054-2141 | 20210101614341 | 1-012-709-392

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

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THREE YEAR DELINQUENT SALE DEED

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

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

SEE ATTACHED LEGAL DESCRIPTION RIDER

TAX DEED NUMBER:

No. 02668 Y

MAIL FUTURE TAX BILLS TO:

JOHN GIAMBARBEREE

2037 N. Sheffield Avenue,

Chicago, IL 60614

EXEMPTION LANGUAGE

The foregoing Tax Deed is issued pursuant to §35 ILCS 200/21-260(e). Collector's Scavenger 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.

Judd Harris

Printed Name (Above)

[Signature]

Signature (Above)

12-20-2020

Date Signed (Above)

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

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Karen A. Yarbrough

Clerk of Cook County

COUNTY OF COOK MAP DEPARTMENT

Date: 12-10-2019

**THIS CERTIFIES THAT THE PERMANENT REAL ESTATE INDEX NUMBER KNOWN AS:
14 - 21 - 101 - 054 - 2141 BEARS THE FOLLOWING LEGAL DESCRIPTION:**

UNIT CC-20 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS IN PARK PLACE TOWER I CONDOMINIUM AS DELINEATED AND DEFINED IN THE
DECLARATION RECORDED AS DOCUMENT NUMBER 0011020878, AND AMENDED BY DOCUMENT
NUMBER 0521012121 IN THE NORTHWEST QUARTER OF SECTION 21 TOWNSHIP 40 NORTH, RANGE
14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Fee: \$10.00

[Signature]
Supervisor of Maps and Plats

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: 12 | 09 | 2020

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION:

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

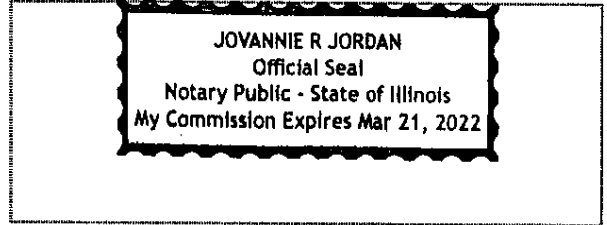
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 12 | 09 | 2020

NOTARY SIGNATURE: [Signature]

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: 12 | 18 | 2020

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION:

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

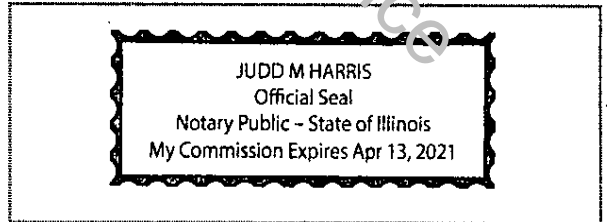
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Sarah Zeman, agent

On this date of: 12 | 18 | 2020

NOTARY SIGNATURE: [Signature]

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)**)