TAX DEED – SCAVENGER SALE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

No: 01984 Y

Case Number: 2019COTD000521

Preparer's Information (Name & Address):
Joel Knosher
Denzin Soltanzadeh LLC
190 S. LaSalle Street, Suite 2160
Chicago, Illinois 60603

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 July 14, 2017, the County Collector sold the real property identified by the **Property Identification Number of:** 15-22-106-030-0000 with the **ATTACHED Legal Description, and Commonly Referred to Address of:** 1212 Roosevelt Rd., Broadview, Illinois 60155. 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 2019COTD000521;

Furthermore, **I, KAREN A. YARBROUGH, County Clerk of the County of Cook, in the State of Illinois**, with an office located at **118 N. Clark Street, Rm 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: COUNTY OF COOK D/B/A COOK COUNTY LAND BANK AUTHORITY**, with a true post office address and residence of: 69 West Washington Street, Suite 2938, Chicago, Illinois 60602 and to his, hers, its of 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 by the refusal or inability for 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 23RD day of October, in the year 2019

OFFICIAL SEAL OF COOK COUNTY:

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

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE
Village of Broadview

THREE YEAR DELINQUENT SALE DEED

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

LEGAL DESCRIPTION FOR PROPERTY (OR ATTACHED IF MORE SPACE NEEDED):

THE EAST 52 FEET OF THE NORTH 120 FEET OF LOT 20 (EXCEPT THE NORTH 7 FEET THEREOF TAKEN FOR WIDENING ROOSEVELT ROAD) IN BROADVIEW, A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 22, AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX DEED NUMBER:

No. **01984** Y

MAIL FUTURE TAX BILLS TO:

CCLBA
69 W. Washington Street, Suite 2938
Chicago, Illinois 60603

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.

Stephn S. Itannidis
Printed Name

[signature]
Signature

_2/5/2020_
Date Signed

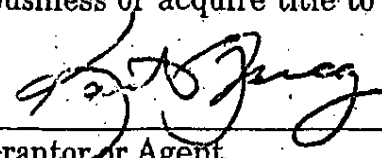PLEASE AFFIX MUNICIPAL TRANSFER STAMPS BELOW AS NECESSARY OR ATTACHED AS A SEPARATE PAGE

REAL ESTATE TRANSFER TAX		28-Aug-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
15-22-106-030-0000	20200801677700	0-396-790-240

UNOFFICIAL COPY

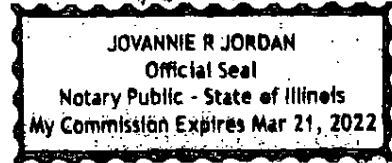## STATEMENT BY GRANTOR AND GRANTEE

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

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JOVANNIE R JORDAN
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 21, 2022
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Subscribed and sworn to before
me by the said Karen A. Yarbrough
this 28TH day of January ,
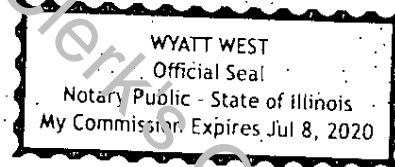2020
Notary Public _____

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 February 5 , 2020 Signature: _____
Grantee or Agent

Subscribed and sworn to before
me by the said Stephen Schroeder
this 5th day of February ,
20 20
Notary Public _____

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