

UNOFFICIAL COPY



#2105322023D*

TAX DEED - REGULAR FORM

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Doc# 2105322023 Fee \$38.00

CHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/22/2021 01:35 PM PG: 1 OF 3

02779

No. _____ Y.

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES for the tax year 2015 pursuant to the Illinois Property Tax Code, as amended, held in the County of Cook on 4/5/2017, the County Collector sold the real estate identified by permanent real estate index number 21-30-407-007-0000 and legally described as follows:

LOT 9 AND THE SOUTH 3 FEET OF LOT 8 IN BLOCK 3 IN WEST ADDITION TO CHELTENHAM BEACH A SUBDIVISION OF LOTS 134 TO 157 INCLUSIVE IN DIVISION 2 OF WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7821 S. BURNHAM AVE., CHICAGO, IL 60649

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, Illinois.

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 **Arthington Properties LLC**, having its principal place of business at: 1345 W. Fillmore St. Unit 4, Chicago, IL, 60607, **FOREVER**, the said Real Estate hereinabove described.

The following provision of the Compiled Statutes of the State of Illinois, 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 JANUARY 2020

Cook County Clerk

REAL ESTATE TRANSFER TAX	22-Feb-2021
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX	22-Feb-2021
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

21-30-407-007-0000 | 20210201645439 | 1-868-491-792

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

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02779

No. _____ Y.

TAX DEED

KAREN A. YARBROUGH
County Clerk of Cook County, Illinois

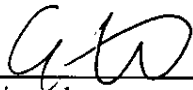
TO

Arthington Properties LLC

This Tax Deed prepared by and mail to.

Carter Legal Group, P.C.
225 W. Washington St., Suite 1130
Chicago, Illinois 60606

The foregoing Tax Deed is issued pursuant to **35 ILCS 200/21-260(e)** and 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**.



Signed
Buyer, Seller or Representative

Date: 2-16-2021

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: 02 10 | 1, 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION:

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

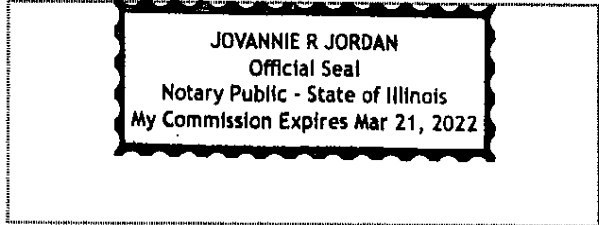
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 02 10 | 1, 2021

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: 2 16 | 1, 2021

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:

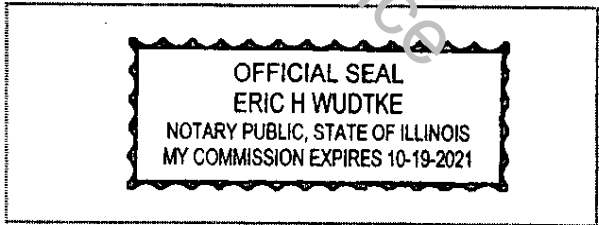
By the said (Name of Grantee): agent

On this date of: 2 16 | 1, 2021

NOTARY SIGNATURE: [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)**)