

UNOFFICIAL COPY



2105447008D

TAX DEED-REGULAR FORM

Doc# 2105447008 Fee \$88.00

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/23/2021 09:37 AM PG: 1 OF 3

No. **02723** Y.

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in the County of Cook on **April 6, 2017**, the County Collector sold the real estate identified by permanent real estate index number(s) **25-21-305-012-0000** and legally described as follows:

THE EAST 16 FEET OF THE NORTH 40 FEET OF LOT 4, NORTH 1/2 (EXCEPT THE SOUTH 40 FEET THEREOF) OF LOT 5, NORTH 1/2 (EXCEPT THE SOUTH 40 FEET THEREOF) OF LOT 6 IN SHARPSHOOTER'S PARK SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE ON NOVEMBER 5, 1883, AS DOCUMENT NUMBER LR 505876 IN BOOK 18 OF PLATS, PAGE 52, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 11618 S. WALLACE ST., CHICAGO, IL 60628

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 **Wheeler Financial, Inc.** residing and having its residence and post office address at **120 N. LaSalle Street, Suite 2850, Chicago, Illinois, 60602**, 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 17th day of December 2020

County Clerk

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

Date

1/21/2021

Buyer, Seller or Represent:

REAL ESTATE TRANSFER TAX

23-Feb-2021

REAL ESTATE TRANSFER TAX

23-Feb-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

25-21-305-012-0000 | 20210101610376 | 0-907-041-808



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

25-21-305-012-0000 | 20210101610376 | 1-604-623-376

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

UNOFFICIAL COPY

No. 02723 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

Wineier Financial, Inc.

Prepared By:
The Law Offices of David R. Gray, Jr., Ltd.
120 N. LaSalle Street, Suite 2850
Chicago, IL 60602

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: Jan. 04, 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

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

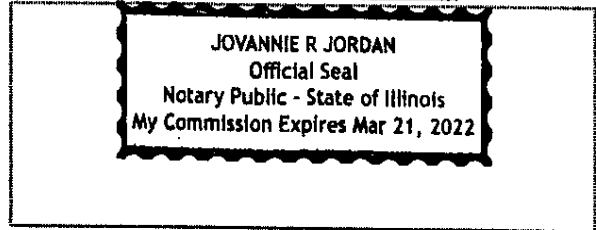
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 4th Jan., 2021

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: 117, 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

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

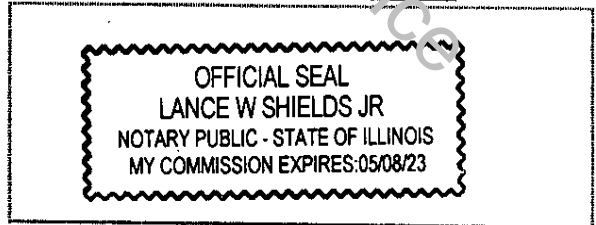
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: 117, 2021

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)**