

UNOFFICIAL COPY



TAX DEED - SCAVENGER SALE

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

No. 02737 Y.

Doc# 2106722029 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 03/08/2021 12:00 PM PG: 1 OF 4

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 of the Illinois Property Tax Code, as amended, held in the County of Cook on 7/19/2017, the County Collector sold the real estate identified by Property Index Number 20-22-222-052-1001 and legally described as follows:

SEE LEGAL DESCRIPTION ATTACHED

Commonly known as: 6507 S. LANGLEY AVE., UNIT 1, CHICAGO, IL 60601;

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 him to a Deed of said real property, as found and ordered by the Circuit Court of Cook County in case number 2019COTD002521;

Furthermore, 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 Icarus Holdings Chicago, LLC, having its principal place of business at: 1347 W. Washington Blvd. #1B, 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 7th day of December, in the year 20 20

Official Seal of Cook County:

Karen A. Yarbrough, Cook County Clerk

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No. 02737 Y.

**TAX DEED**

**KAREN A. YARBROUGH**  
County Clerk of Cook County, Illinois

**TO**

**Icarus Holdings Chicago, 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** 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: 1-28-2021

**REAL ESTATE TRANSFER TAX**

08-Mar-2021



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

20-22-222-052-1001 | 20210301653533 | 0-187-908-624

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

**REAL ESTATE TRANSFER TAX**

08-Mar-2021



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

20-22-222-052-1001 | 20210301653533 | 1-273-864-720

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## LEGAL DESCRIPTION:

PARCEL 1: UNIT NO. 1 IN THE 6507 SOUTH LANGLEY CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 47 AND THE SOUTH 9 FEET OF LOT 48 IN BLOCK 7 IN THE OAKWOOD SUBDIVISION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 25, 1872 AS DOC. NO. 70202, WHICH PLAT OF SURVEY IS ATTACHED EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-1, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED HERETO RECORDED AS DOCUMENT 0402131073, IN COOK COUNTY, ILLINOIS.

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. 08, 2021

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

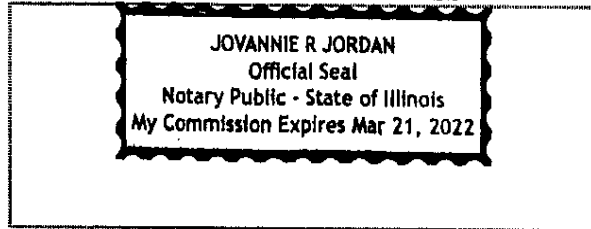
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 08th Jan. 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: 1 28, 2021

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

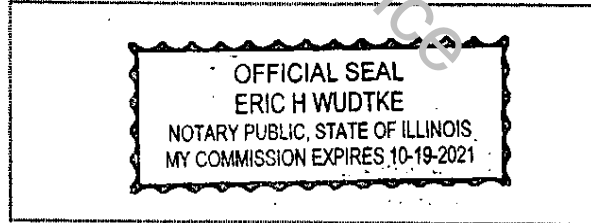
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): agent

On this date of: 1 28, 2021

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)**)