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Doc# 2107422020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/15/2021 10:01 AM PG: 1 OF 3

TAX DEED – ANNUAL TAX SALE

STATE OF ILLINOIS)
) SS.

COUNTY OF Cook)

No.: 02792 Y

Case Number: 2019COTD002452

Preparer's Information (Name & Address):

STANKO MCCARTHY LAW GROUP
120 N. LaSalle St., Suite 1200
Chicago, IL 60602

TAX DEED PURSUANT TO §35 ILCS 200/22. Tax Deeds and Procedures

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in Cook County on: April 5, 2017, the County Collector sold the real property identified by the Property Identification Number of: 25-11-209-081-0000, and the ATTACHED Legal Description, and Commonly Referred to Address of: 9840 S. Avalon Ave., Chicago, Illinois 60628. 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: 2019COTD002452;

Furthermore, I, KAREN YARBROUGH, County Clerk of the County of Cook, in the State of Illinois, with an office located at 118 North Clark Street, Room 434, 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 GRANTEE(S): JOSE NEGRETE which has/have a residence of: 3834 S. Artesian Ave., Chicago, IL 60632, and to his, her, its or 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 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 11th day of January, in the year 2021,

OFFICIAL SEAL OF Cook COUNTY:


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

UNOFFICIAL COPY**ANNUAL TAX SALE DEED**

KAREN A. YARBROUGH | COUNTY CLERK OF COOK COUNTY, ILLINOIS
LEGAL DESCRIPTION FOR PROPERTY (or attach if more space needed):

LOT 26 (EXCEPT THE SOUTH 10 FEET THEREOF) AND LOT 27 (EXCEPT THE NORTH 10 FEET THEREOF) IN BLOCK 19 IN COTTAGE GROVE HEIGHTS BEING A SUBDIVISION OF PARTS OF THE NORTH 1/2 OF SECTIONS 10 AND 11, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

TAX DEED NUMBER:

No. 02792 Y

MAIL FUTURE TAX BILLS TO:

JOSE NEGRETE
 3834 S. Artesian Ave.
 Chicago, IL 60632

EXEMPTION LANGUAGE:

The foregoing Tax Deed is issued pursuant to §35 ILCS 200/22. Collector's Annual Tax 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.

Emmett R. McCarthy
 Printed Name (Above)

[Signature]
 Signature (Above)

02-25-2021
 Date Signed (Above)

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

REAL ESTATE TRANSFER TAX

10-Mar-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX

15-Mar-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-11-209-081-0000 | 20210301652525 | 1-941-178-896

25-11-209-081-0000 | 20210301652525 | 0-904-841-744

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

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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: Feb. 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.

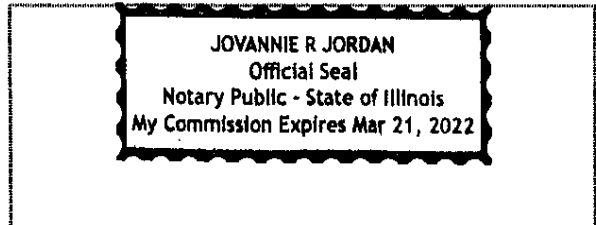
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 4th Feb. 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: 02 | 25 | 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

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

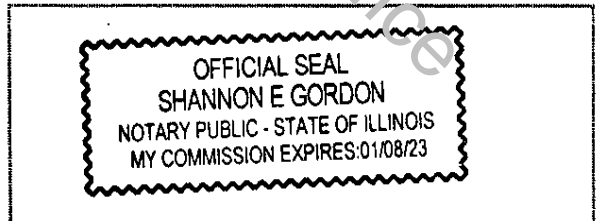
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Emmett R. McCarthy

On this date of: 02 | 25 | 2021

NOTARY SIGNATURE: Shannon E. Gordon

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)**)