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2108547035

TAX DEED
SCAVENGER SALE

Doc# 2108547035 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/26/2021 12:36 PM PG: 1 OF 3

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

02812

No. _____ Y.

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES for three or more years, pursuant to Section 21-260 of the Illinois Property Tax Code, as amended, held in the County of Cook on July 20, 2017 the County Collector sold the real estate identified by permanent real estate index numbers 20-16-200-019-0000 and 20-16-200-021-0000 and legally described as follows:

Lots 2 and 4 in the Resubdivision of the South 16 feet of Lot 96 and all of Lots 97, 98, 99 and 100 and the North 20.8 feet of Lot 101 of Souerbry and Grus' Subdivision of Outlot or Block 28 of School Trustee's Subdivision of Section 16, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, together with the vacated 8 foot alley South and adjacent to said Lots 2 and 4

Commonly Known As: ³⁴¹ ~~331~~ and ~~339~~ W Garfield Blvd, Chicago, IL 60621-4119

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 YARBROUGH, County Clerk of the County of Cook, Illinois, 118 N. Clark Street, Rm. 434, Chicago, Illinois, pursuant to court order and by virtue of the statutes of the State of Illinois in such cases provided, grant and convey to Noble Development Associates, Ltd. whose post office address is PO Box 64748, Chicago, IL 60664-0748 its heirs 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 6th day of JANUARY, 2021

County Clerk

Rev 8/95

REAL ESTATE TRANSFER TAX	26-Mar-2021
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX	26-Mar-2021
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

20-16-200-019-0000 | 20210301678493 | 1-089-384-976

20-16-200-019-0000 | 20210301678493 | 0-910-709-264

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

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42 212

(2020COTD000191)
02812 Y.

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**THREE YEAR
DELINQUENT SALE**

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KAREN YARBROUGH
County Clerk of Cook County, Illinois

TO

Noble Development Associates, Ltd
c/o Louis D. Williams
PO Box 64728
Chicago, IL 60664-0748

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This instrument prepared by:

Rodney C. Slutzky
SLUTZKY & BLUMENTHAL
33 N. Dearborn St., Suite 800
Chicago, IL 60602

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Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
Sub par. F and Cook County Ord. 93-0-27 par. F

Date March 26, 2021 Sign Rodney C. Slutzky

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: 02/10/2021

SIGNATURE: [Signature]
GRANTOR or AGENT

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

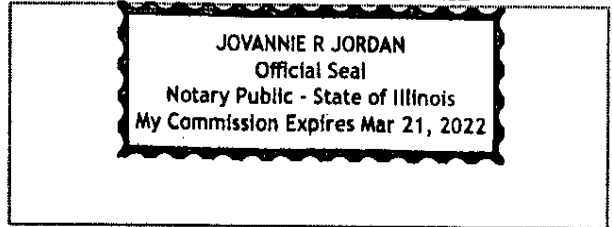
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 02/10/2021

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: 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.

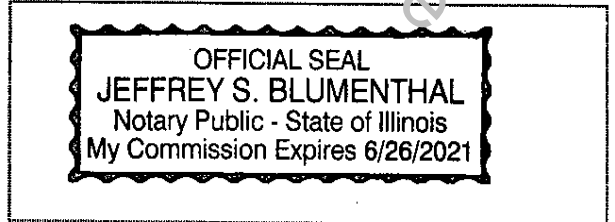
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): RODNEY C. SLUTZKY

On this date of: 02/25/2021

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)**)