FILE # AF10048

TAX DEED-REGULAR FORM

STATE OF ILLINOIS)) SS. COUNTY OF COOK)

No.

02675

Doc#. 2109012247 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/31/2021 11:48 AM Pg: 1 of 3

Dec ID 20210201646744 ST/CO Stamp 1-664-856-592 City Stamp 0-608-096-784

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in the County of Cook on June 7, 2026, the County Collector sold the real estate identified by permanent real estate index number(s) 26-18-205-624-0000 and legally described as follows:

LOT 25 IN BLOCK 4 IN GAGNE'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

10759 S. BURLEY AVE., CHICAGO, IL 60617 PROPERTY ADDRESS:

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. lesiding and having its residence and post office address at 120 N. LaSalle Street, Suite 2850, Chicago, Illinoi, 50602, 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 cut 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	64R	day of November	2020
		Jos Jung	County Clerk
Exempt under provisions of Paragraph F,			

Section 4 of Real Estate Transfer Act.

Date

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UNOFFICIAL COPY

02675

In the matter of the application of the County Treasurer for Order of Judgment and Sale against Realty,

For the Year 2014

TAX DEED

KAREN A. YARBROUGH

County Clerk of Cook County, Illinois

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Wheeler Financial, Inc.

Prepared By: Offices of David R. Gray, Jr., Ltd.

prepared by
Cook County Clepk
118 N. Clark st
Chicago JL 60602

MHILTO: of TAX BILL For Wheeler Financial Drice 120 N. LASalle St, Ste 8850 Chicago, IL 60682

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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: <u>ALC.</u> 15, 20 30 SIGNATURE: GRANTOR OF AGENT GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

Subscribed and swor" to before me, Name of Notary Public:

On this date of: 1546 | Rec 22 30

NOTARY SIGNATURE:

AFFIX NOTARY STAMP BELOW

JOVANNIE R JORDAN Official Seal Notary Public - State of Illinois My Commission Expires Mar 21, 2022

GRANTEE SECTION

The <u>GRANTEE</u> or her/his agent affirms and verifies that the name of the <u>GRANTEE</u> shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an ininois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a nartnership 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: 12 | 17 |, 20 20

SIGNATURE:

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

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

By the said (Name of Grantee):

Wheeler Financial Inc

On this date of:

17 1,20 20

NOTARY SIGNATURE:

AFFIX NOTARY STAMP SELOW

OFFICIAL SEAL
LANCE W SHIELDS JR
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/08/23

CRIMINAL LIABILITY NOTICE

Pursuant to Section <u>55 ILCS 5/3-5020(b)(2)</u>, Any person who knowingly submits a false statement concerning the identity of a <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)