

UNOFFICIAL COPY

TAX DEED - SCAVENGER SALE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)
No: 01967 Y

Case Number: 2019COTD000690

Preparer's Information (Name & Address):

Joel Knosher
Denzin Soltanzadeh LLC
190 S. LaSalle Street, Suite 2160
Chicago, Illinois 60603



Doc# 2110908006 Fee \$88.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 04/19/2021 09:42 AM PG: 1 OF 3

TAX DEED PURSUANT TO §35 ILCS 200/21-260(e). COLLECTOR'S SCAVENGER SALE

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, held in Cook County on July 24, 2017, the County Collector sold the real property identified by the Property Identification Number of: 25-28-118-003-0000 with the ATTACHED Legal Description, and Commonly Referred to Address of: 12109 S. Union 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: 2019COTD000690;

Furthermore, I, KAREN A. YARBROUGH, County Clerk of the County of Cook, in the State of Illinois, with an office located at 118 N. Clark Street, Rm 434, in 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 the GRANTEE: COUNTY OF COOK D/B/A COOK COUNTY LAND BANK AUTHORITY, with a true post office address and residence of: 69 West Washington Street, Suite 2938, Chicago, Illinois 60602 and to his, hers, its of 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 for 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 10th day of October, in the year 20 19

OFFICIAL SEAL OF COOK COUNTY:

[Handwritten Signature]

KAREN A. YARBROUGH, COOK COUNTY CLERK

Clerk of Cook County

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REAL ESTATE TRANSFER TAX		29-Mar-2021
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

25-28-118-003-0000 | 20210301668883 | 0-205-442-064

REAL ESTATE TRANSFER TAX		22-Mar-2021
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

25-28-118-003-0000 | 20210301668883 | 0-574-331-408

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

UNOFFICIAL COPY**THREE YEAR DELINQUENT SALE**
DEED**KAREN A. YARBROUGH – COUNTY CLERK OF COOK COUNTY,
ILLINOIS****LEGAL DESCRIPTION FOR PROPERTY (OR ATTACHED IF MORE SPACE
NEEDED):**

LOT 35 IN BLOCK 34 IN WEST PULLMAN, A SUBDIVISION OF THE WEST 1/2 OF THE
NORTHEAST 1/4 AND THE NORTHWEST 1/4 IN SECTION 28, TOWNSHIP 37 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT
THEREOF RECORDED DECEMBER 19, 1892 AS DOCUMENT NUMBER 1788313N ALSO
A STRIP OF LAND 10 FEET WIDE LYING NORTH AND ADJOINING LOT 37 OF THE
RESUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

TAX DEED NUMBER:No. 01967 Y**MAIL FUTURE TAX BILLS TO:**

CCLBA
69 W. Washington Street, Suite 2938
Chicago, Illinois 60603

EXEMPTION LANGUAGE:

The foregoing Tax Deed is issued pursuant to §35 ILCS 200/21-260(e). Collector's Scavenger 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.

Steph Saffarzadeh
Printed Name

[Signature]
Signature

2/4/2020
Date Signed

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

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STATEMENT BY GRANTOR AND GRANTEE

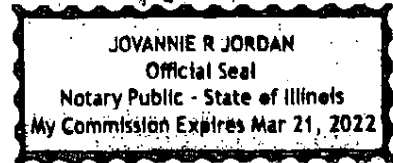
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated January 27, 2020 Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said Karen A. Yarbrough this 27th day of January, 2020

Notary Public Jovannie R. Jordan



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign 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 February 6, 2020 Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said Steph S. Sparks this 6th day of February, 2020

Notary Public Wyatt West



NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)