UNOFFICIAL COPY

TAX DEED – SCAVENGER SALE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

2110908014
Doc# 2110908014 Fee $88.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 04/19/2021 09:52 AM PG: 1 OF 3

No. 01623 Y.

At a **PUBLIC SALE OF REAL ESTATE** for the **NON-PAYMENT OF TAXES** for two or more years, pursuant to the Illinois Property Tax Code, as amended, held in the County of Cook on 01/06/2016, the County Collector sold the real estate identified by permanent real estate index numbers: 20-21-415-024-0000 legally described as follows:

THE SOUTH 22 1/2 FEET OF LOT 4 AND THE NORTH 13 1/2 FEET OF LOT 5 IN BLOCK 4 IN EVA R. PERRY'S SECOND SUBDIVISION OF PART OF E. D. TAYLOR'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

S 4
P 3
S 44
SC
INT JP

Commonly Known As: 6916 S PERRY AVE., CHICAGO, IL

Section 21, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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, Illinois.

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 **COUNTY OF COOK D/B/A COOK COUNTY LAND BANK AUTHORITY** having his (her or their) residence and postioffice address at 69 West Washington St., Ste 2938, Chicago, IL 60602 his (her or their) 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 24TH day of September, 2019

County Clerk

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

20-21-415-024-0000 | 20210301668210 | 0-398-090-768

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

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No. 01623 Y.

TWO OR MORE YEAR
DELINQUENT
SCAVENGER SALE

KAREN A. YARBROUGH
County Clerk of Cook County, Illinois

TO

COUNTY OF COOK D/B/A COOK
COUNTY LAND BANK AUTHORITY

This Tax Deed prepared by and mail to.

Carter Legal Group, P.C.
19 S. LaSalle St., Suite 1600
Chicago, Illinois 60603

EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45,
PARAGRAPH F, REAL ESTATE TRANSFER ACT

12/23/19
DATE

Buyer, Seller or Representative

Property of Cook County Clerk's Office

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

20-21-415-024-0000 | 20210301668210 | 1-632-572-432

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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 December 3, 2019 Signature: _____
Grantor or Agent

Subscribed and sworn to before
me by the said Karen A. Yarbrough
this 3rd day of December,
2019
Notary Public Jovannie R Jordan

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

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 December 23, 2019 Signature: _____
Grantee or Agent

Subscribed and sworn to before
me by the said Stephy Seltzer
this 23rd day of December,
2019
Notary Public Wyatt

WYATT WEST
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 8, 2020

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.)

Property of Cook County Clerk's Office