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TAX DEED - SCAVENGER SALE

STATE OF ILLINOIS) SS. COUNTY OF COOK)

211191908p

Doc# 2111019008 Fee \$88.00

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 04/20/2021 10:06 AM PG: 1 OF 3

No.___ 01749 y.

At a **PUBLIC SALE OF REAL ESTATE** for the **NON-PAYMENT OF TAXES** for two or more years, pursuant to the Alir ois Property Tax Code, as amended, held in the County of Cook on <u>01/07/2016</u>, the County Collector sold the real estate identified by permanent real estate index numbers: <u>16-16-104-052-0000</u> legally described as follows.

Legal Description: LOT 4 IN WILBUR P. DAVIS' SUBDIVISION OF LOTS 124 AND 125 IN SCHOOL TRUSTEE SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Knewn As: 5408 W. Adams St.., Chicago, IL

Section 16, Township 39 North, Range 13 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 is No. 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 post office address at 69 West Washington St., Ste 2038, 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."

 REAL ESTATE TRANSFER TAX
 12-Apr-2021

 CHICAGO:
 0.00

 CTA:
 0.00

 TOTAL:
 0.00

16-16-104-052-0000 20210401693466 1-533-326-864

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

Jay Duney County Clerk

R	EAL ESTATE	TRANSFER	FAX 20-Apr-2021	
			COUNTY:	0.00
		(300)	ILLINOIS:	0.00
			TOTAL:	0.00
	16-16-104	-052.0000	20210404602466	2.000.057.550

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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 7 gal Group, P.C. 19 S. LaSalle St., Suite 1600 Chicago, Ilinois 60603

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

1/3/20 DATE

Buyer, Seller or Representative

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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 9, 2019 Signature:

Grantor or Agent

Subscribed and sworn to before me by the said Karen A. Yarbrough this 974 and of December My Commission Expires Mar 21, 2022

2019

Notary Public Manne R. Des M

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 January 3, 2020 Signature.

Grantee or Agent

Subscribed and sworn to before me by the said Tanuary Official Seal Note: Public - State of Illinois My Commission Expires Jul 8, 2020

Notary Public Wy W

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.)