# **UNOFFICIAL COP**

TAX DEED - ANNUAL TAX SA STATE OF ILLINOIS	)
COUNTY OF COOK  No.: 0 3 0 0 4.	) SS ) Y
Case Number: 2020COTD00	0064
Preparer's Information (Name & A	ddress:
Carter Legal Group,	<u>P.C.</u>
225 W. Washington St., Ste	<u>1130</u>
Chicago, IL306	06_



Doc# 2111919072 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/29/2021 03:40 PM PG:

#### DEED PURSUANT TO §35 ILCS 200/22. Tax Deeds and Procedures

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in Cook County on: \_\_\_\_May 8, 2018 the County Collector sold the real property identified by the Property Identification Number of: 20-08-316-013-0000, and the ATTACHED legal Description, and Community Referred to Address of: 5445 S. Ashland Avenue... Chicago , II 60609. 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 corrupted 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:

2020COTD000064:

Furthermore, I. KAREN A. YARBROUGH, County Clerk of the County of Cook, in the State of Illinois, with an office located at 118 North Clark Street, Room 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(S): MAHARAJA, LLC SERIES 4which has/have a residence of: 1309 Coffeen Avenue, Ste 1200, Sheridan, WY 82801 and to his, hers, its or 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 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 her or she is so prevented shall be excluded from computation of the one year period."

Given under my hand and seal, this _	134h day of	april	, in the year	2021
OFFICIAL SEAL OF COOK COUNTY		0		

Clerk of Cook County

## **UNOFFICIAL COPY**

# **ANNUAL TAX SALE DEED**

KAREN A. YARBROUGH | COUNTY CLERK OF COOK COUNTY, ILLINOIS LEGAL DESCRIPTION FOR PROPERTY (or attach if more space needed):

LOT 29 IN BLOCK 3 IN NEW ASHLAND, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, FAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART BEING THE WEST 10 FEET, CONDEMNED AND TAKEN BY THE CITY OF CHICAGO IN THE CASE ENTITLED "CITY AGAINST BLOOMENTHAL" CIRCUIT COURT OF COOK COUNTY GENERAL NO. B71137); ALSO (EXCEPT THE NORTH 9 INCHES THEREOF)

## FAX DEED NUMBER:

## MAIL FUTURE TAX BILLS TO:

MAHARAJA, LLC SERIES 4 1309 Coffeen Avenue, Ste 1200 Sheridan, WY 82801

## **EXEMPTION LANGUAGE:**

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

Egic Wydke
Printed Name (Above)

Signature (Above)

Date Signed (Above)

PLEASE AFFIX MUNICIPAL TRANSFER TAX STAMPS BELOW AS NECESSARY (OR ATTACH AS A SEPARATE PAGE)

 CHICAGO:
 0.00

 CTA:
 0.00

 TOTAL:
 0.00

20-08-316-013-0000 | 20210401614733 | 1-866-006-032

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

REAL ESTATE	TRANSFER	TAX	29-Apr-2021
	(de)	COUNTY:	0.00
		ILLINOIS: Total:	0.00
20-08-316-013-0000		20210401614733	0.00 0 <del>-9</del> 86-267-152

2111919072 Page: 3 of 3

# **UNOFFICIAL COPY**

#### 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.

SIGNATURE: GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature. Subscribed and swort, to before me, Name of Notary Public: By the said (Name of Grantor): Karen A. Yarbrough AFFIX NOTARY STAMP BELOW JOVANNIE R JORDAN On this date of: / 4/ Official Seal Notary Public - State of Illinois NOTARY SIGNATURE: My Commission Expires Mar 21, 2022 **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 "irr bis 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. SIGNATURE: 2021 DATED: GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRA (TEE signature.) Subscribed and sworn to before me, Name of Notary Public: AFFIX NOTARY STAMP PELOW By the said (Name of Grantee): On this date of: OFFICIAL SEAL BRITTANY BANALES NOTARY SIGNATURE NOTARY PUBLIC - STATE OF ILLINOIS

#### 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)