

UNOFFICIAL COPY

TAX DEED - ANNUAL TAX SALE

STATE OF ILLINOIS )

) SS

COUNTY OF COOK )

No. 02811 Y

Case Number: 2019COTD001929

Preparer's Information (Name & Address):

Carter Legal Group, P. C.

225 W. Washington St., Ste. 1130

Chicago, IL 60606



Doc# 2112349051 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/03/2021 12:22 PM PG: 1 OF 5

TAX 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: April 3, 2017, the County Collector sold the real property identified by the Property Identification Number of: 25-31-201-020-0000 and the ATTACHED legal Description, and Commonly Referred to Address of: 12738 Lincoln St. Blue Island, IL 60406. 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: 2019COTD001929;

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): Seem Group, LLC which has/have a residence of: 8310 Moody Ave., Burbank, IL 60459 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 08th day of December, in the year 2020, OFFICIAL SEAL OF COOK COUNTY:

[Handwritten Signature]

KAREN A. YARBROUGH, COOK COUNTY CLERK Clerk of Cook County

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# ANNUAL TAX SALE DEED

KAREN A. YARBROUGH | COUNTY CLERK OF COOK COUNTY, ILLINOIS

**LEGAL DESCRIPTION FOR PROPERTY (or attach if more space needed):**

LOT 11 IN BLOCK 3 IN BLUE ISLAND SUPPLEMENT,

A SUBDIVISION OF THE NORTHWEST 1/4 OF THE

NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37

NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL

MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TAX DEED NUMBER:**

No. 02811 Y

**MAIL FUTURE TAX BILLS TO:**

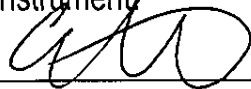
SEEM GROUP  
8310 Moody Ave.  
Burbank, IL 60459

**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

Eric Wudtke



4-29-2021

Printed Name (Above)

Signature (Above)

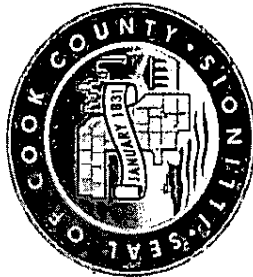
Date Signed (Above)

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

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

03-May-2021



COUNTY:

0.00

ILLINOIS:

0.00

TOTAL:

0.00

25-31-201-020-0000

20210401616488

0-854-277-648

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

**City of Blue Island**  
**Building & Zoning Department**  
13051 S Greenwood Avenue  
Blue Island, IL 60406  
p (708) 597-8606  
f (708) 396-2686  
building@cityofblueisland.org

Tuesday, April 13, 2021

To Whom It May Concern:

Compliance Letter for Sale of Property

Re: 12738 Lincoln ----- Two Flat

**CERTIFICATE FOR CLOSING PURPOSE ONLY!**  
**NOT AN OCCUPANCY PERMIT.**

Please be advised that the above building is not in compliance with the City of Blue Island Building and Zoning Codes for sale of property. All items on the violation report must be corrected, inspected, and approved by the Blue Island Building Department before Occupancy will be granted.

  
Ahmed Sandino, Building Official

This certificate is based on a visual inspection of the property. The City of Blue Island assumes no responsibility for violations that are revealed by other parties.

Information, falsely given, to obtain this certificate, becomes the responsibility of the new buyer or buyers.

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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: 04/22/2021

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

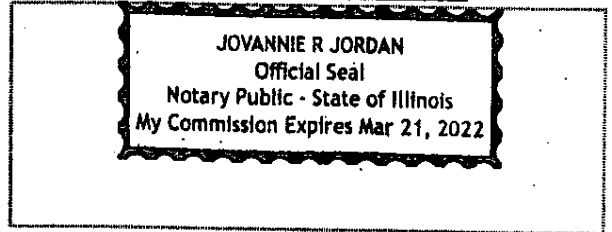
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 04/22/2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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 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 and hold title to real estate under the laws of the State of Illinois.

DATED: April 29, 2021

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

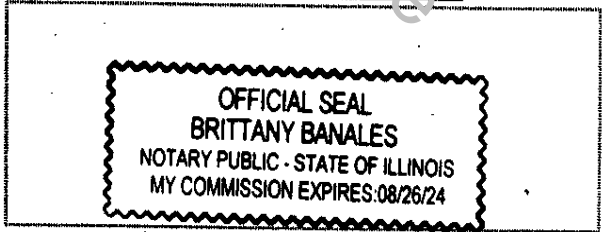
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): agent

On this date of: April 29, 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**