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Doc# 2112357041 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/03/2021 02:41 PM PG: 1 OF 3

TAX DEED-ANNUAL FORM

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

02892

No. _____ Y.

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in the County of Cook on May 7, 2019 the County Collector sold the real estate identified by permanent real estate index number 13-10-315-038-0000 and legally described as follows:

LOTS 39 AND 40 IN WILLIAM H. BRITIGAN'S LAWRENCE AVENUE RESUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 4875 N. Elston Ave., Chicago, 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;

I, **KAREN A. YARBROUGH**, County Clerk of the County of Cook, Illinois, 118 N. Clark Street, Rm. 434, Chicago, Illinois, pursuant to court order and by virtue of the statutes of the State of Illinois in such cases provided, grant and convey to LIEN GROUP LLC whose post office address is 10805 S. Halsted Street, Chicago, IL 60628, its 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 not 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 of 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 10th day of February, 2021


County Clerk

UNOFFICIAL COPY**02892**

No. _____ Y.

In the matter of the application of the County Treasurer for
Order of Judgement and Sale against Realty,

For the Year 2017

TAX DEED

KAREN A. YARBROUGH

County Clerk of Cook County Illinois

TO

LIEN GROUP LLC

This instrument was prepared by:

Mail To: BALIN LAW, P.C.

100 N. LaSalle, Suite 1200

Chicago, IL 60602

(312) 345-1111

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. F and Cook County Ordinance 93-0-27 par. F

Date _____ Signature _____

REAL ESTATE TRANSFER TAX

03-May-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-10-315-038-0000 | 20210401603914 | 1-912-291-600

REAL ESTATE TRANSFER TAX

03-May-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-10-315-038-0000 | 20210401603914 | 2-094-072-080

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

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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: 03/11/2021

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: 03/11/2021

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

JOVANNIE R JORDAN
Official Seal
Notary Public - State of Illinois
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 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: 04/14/2021

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): Daniel Ekin

On this date of: 14th April 2021

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

NANCY GALVEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 4, 2021

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)**

rev. on 10.17.2016