

# UNOFFICIAL COPY

## TAX DEED - SCAVENGER SALE

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

No. 02473 Y.



Doc# 2113216009 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/12/2021 09:37 AM PG: 1 OF 3

At a **PUBLIC SALE OF REAL ESTATE** for the **NON-PAYMENT OF TAXES** for **THREE OR MORE YEARS** pursuant to § 35 ILCS 200/21-260 of the Illinois Property Tax Code, as amended, held in the County of Cook on 7/12/2017, the County Collector sold the real estate identified by Property Index Number 32-21-112-001-0000 and legally described as follows:

LOT 48 IN BLOCK 3 IN SUBDIVISION OF PORTION OF LOTS 1 AND 3 IN BLOCK 240 IN CHICAGO HEIGHTS, IN EAST 1/2 OF THE NORTHWEST 1/4 IN SECTION 21, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1705 WASHINGTON ST., CHICAGO HEIGHTS, IL 60411

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 him to a Deed of said real property, as found and ordered by the Circuit Court of Cook County in case number 2018COTD008075;

Furthermore, 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 to **Cook County Land Bank Authority**, having its principal place of business at: 69 W. Washington St., Suite 2938, Chicago, IL, 60602, **FOREVER**, the said Real Estate hereinabove described.

The following provision of the Compiled Statutes of the State of Illinois, 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 16<sup>th</sup> day of FEBRUARY, in the year 2020

Official Seal of Cook County:

Karen A. Yarbrough, Cook County Clerk

EXEMPTION APPROVED

CITY CLERK  
CITY OF CHICAGO HEIGHTS

MA  
1/5/21

REAL ESTATE TRANSFER TAX

10-May-2021



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

32-21-112-001-0000 | 20210201645838 | 0-922-800-400

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# UNOFFICIAL COPY

No. **02473** Y.

\_\_\_\_\_  
**TAX DEED**  
\_\_\_\_\_

**KAREN A. YARBROUGH**  
County Clerk of Cook County, Illinois

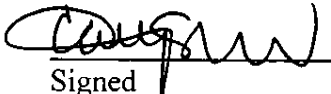
TO

**Cook County Land Bank Authority**

\_\_\_\_\_  
This Tax Deed prepared by and mail to.

Carter Legal Group, P.C.  
225 W. Washington St., Suite 1130  
Chicago, Illinois 60606  
\_\_\_\_\_

The foregoing Tax Deed is issued pursuant to **35 ILCS 200/21-260(e)** and 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**.



Signed  
Buyer, Seller or Representative

Date: 12/14/2020

Property of Cook County Clerk's Office

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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: 10 | 08 | 2020

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

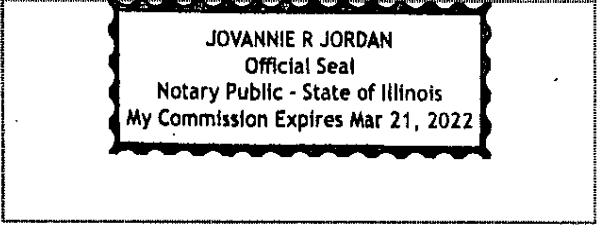
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 10 | 08 | 2020

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: 12 | 14 | 20 20

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): Caitlyn Sharrow

On this date of: 12 | 14 | 20 20

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)**)