UNOFFICIAL COPY

TAX DEED - ANNUAL 1	TAX SALE
STATE OF ILLINOIS)
COUNTY OF COOK) SS.)
$\frac{02980}{1000}$	Y

Case Number: 2019COTD000752

Preparer's Information (Name & Address):

STANKO MCCARTHY LAW GROUP 120 N. LaSalle St., Suite 1200 Chicago, IL 60602



Doc# 2113847029 Fee \$88.00

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

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 05/18/2021 02:32 PM PG: 1 OF 3

TAX DEED PURSOANT 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 4, 2017, the County Collector sold the real property identified by the Property Identification Number of: 29-19-222-042-0000, and the ATTACHED Legal Description, and Commonly Referred to Address of: 16217 Winchester Ave., Markham, IL. 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: 2019COTD000752;

Furthermore, I, KAREN YARBROUGH County Clerk of the County of COOK, in the State of Illinois, with an office located at 118 North Clark Street, Room 434, 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 GRANTEE(S): THREE A'S MAINTENANCE, LLC which has/have a residence of 14303 Park Are, Harvey, IL 60426:, and to his, her, 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, §: 5 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 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 <u>and</u> day of <u>March</u>, in the year <u>2021</u>,

OFFICIAL SEAL OF COOK COUNTY:

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

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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 6 AND THE SOUTH 1/2 OF LOT 5 IN BLOCK 15 IN CROISSANT PARK MARKHAM THIRD ADDITION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN *EXCEPT THE NORTH 103 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

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No. 02980 Y

MAIL FUTURE TAX BILLS TO:

THREE A's MAINTENANCE, LLC 14303 Park Ave. Harvey, IL 60426

EXEMPTION LANGUAGE:

The foregoing Tax Deed is issued pursuant to §35 ILCS 200/22. 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.

Printed Name (Above)

Signature (Above)

Date Signed (Above)

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

CITY OF MARKHAM
Water Stamp

OS-11-2021

2194

REAL ESTATE	TRANSFER	TAX	18-May-2021
		COUNTY:	0.00
	(506)	ILLINOIS:	0.00
		TOTAL:	0.00
29-19-222	-042-0000	20210501632514	0-835-504-400

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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

NOTARY SIGNATURE: (

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: (SIGNATURE: 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 AFFIX NOTARY STAMP BELOW JOVANNIE R JORDAN On this date of: Official Seal Notary Public - State of Illinois My Commission Expires Mar 21, 2022 NOTARY SIGNATURE: C **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 l'ir ois 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: SIGNATURE: (GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRAI ITEE signature. Subscribed and sworn to before me, Name of Notary Public By the said (Name of Grantee): AFFIX NOTARY STAMP PELOW OFFICIAL SEAL On this date of: SHANNON E GORDON

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 <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 |LCS 200/Art. 31)

NOTARY PUBLIC - STATE OF ILLINOIS

MY COMMISSION EXPIRES:01/08/23