## UNOFFICIAL CO



TAX DEED – SCAVENGER SALE

STATE OF ILLINOIS ) SS. COUNTY OF COOK

Case Number: 2019COTD004554

Doc# 2115419006 Fee \$88.00

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

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 06/03/2021 09:29 AM PG: 1 OF 3

#### Preparer's Information (Name & Address):

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

### TAX DEED PURSIONT TO §35 ILCS 200/21-260(e). Collector's Scavenger Sale

At a PUBLIC SALE OF REAL ESVATE for the NON-PAYMENT OF TAXES for THREE OR MORE YEARS, Pursuant to §35 ILCS 200/21-260 held in COOk County on: July 19, 2017, the County Collector sold the real property identified by the Property Identification Number of: 25 33 400-034-0000, and the ATTACHED Legal Description, and Commonly Referred to Address of: 430 E. 91st Place, Chicago, 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 Oced of said real property, as found and ordered by the Circuit Court of COOK County in Case Number: 2019COTD0045.4;

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, Illinoi; 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): CHICAGOLAND REHAB NETWORK, LTD. with a true post office address and residence of 420 Lake Cook Rd., Suite 102, Deerfield, IL 60915;, and to his, her, its or their heirs, successors and assigns FORE VF.R, 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 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."

OF May of MACO

OFFICIAL SEAL OF COOK COUNTY:

Clerk of COOK County

KAREN A. YARBROUGH, COOK COUNTY CLERK

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## **UNOFFICIAL COPY**

# THREE YEAR DELINQUENT SALE DEED

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

LOT 34 IN BLOCK 43 IN S.E. GROSS' FOURTH ADDITION TO DAUPHIN, BEING A SUBDIVISION OF THE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, JULINOIS.

#### TAX DEED NUMBER:

03074

No.

### MAIL FUTURE TAX BILLS TO:

CHICAGOLAND RΓ:H/LB NETWORK, LTD. 420 Lake Cook κι.'., Suite 102 Deerfield, IL 60915

### EXEMPTION LANGUAGE:

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

REAL ESTATE TRANSF	02-Jun-2021	
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
25-03-400-034-0000	20210601653707	1-620-044-048

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

:	AL ESTATE	02-Jun-2021		
_			COUNTY:	0.00
			ILLINOIS:	0.00
			TOTAL:	0.00
25-03-400-034-0000		-034-0000	1 20210601653707 1	1-344 461 072

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# **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

DATED: 05 | 13 |, 20 ]

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): Raren

Karen A. Yarbrough

On this date of:

NOTARY SIGNATURE:

**AFFIX NOTARY STAMP BELOW** 

JOYANNIE 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 "incois 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:

51201,2021

SIGNATURE:

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRAN TEE APPLICATION.

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

By the said (Name of Grantee)

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AFFIX NOTARY STAMP E & DW

On this date of:

NOTARY SIGNATURE: HOUME

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OFFICIAL SEAL
SHANNON E GORDON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01.08/23

#### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 [LCS 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 ILCS 200/Art. 31)