

UNOFFICIAL COPY



TAX DEED - SCAVENGER SALE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Doc# 2117241029 Fee \$88.00

KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 06/21/2021 01:25 PM PG: 1 OF 3

No. 02514 Y.

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 7/21/2017, the County Collector sold the real estate identified by Property Index Number 25-21-230-035-0000 and legally described as follows:

LOTS 1, 2, 3 AND THAT PART OF LOT 4 LYING NORTH AND NORTHEASTERLY OF TWO LINES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 4; SAID POINT BEING 17.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 4; THENCE EAST ON A LINE 17.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF AFORESAID LOT 4, A DISTANCE OF 7 FEET 1/2 INCH TO A POINT, THENCE SOUTHEASTERLY A DISTANCE OF 84 FEET 9 AND 5/8 INCHES TO A POINT IN THE EAST LINE OF AFORESAID LOT 4, SAID POINT BEING 52 FEET 5 AND 7/8 INCHES SOUTH OF THE NORTHEAST CORNER OF AFORESAID LOT 4 IN RAPP'S RESUBDIVISION OF LOTS 24 TO 27, TOGETHER WITH THE WEST 84 FEET OF THE ORIGINAL ALLEY IN SAWYER'S SUBDIVISION OF BLOCK 8 IN

FIRST ADDITION TO PULLMAN, A SUBDIVISION OF THE EAST 775.5 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 27 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART SHOWN AS OCCUPIED BY THE CHICAGO AND WESTERN INDIANA RAILROAD), IN COOK COUNTY, ILLINOIS.

Commonly known as: 11439 S. PERRY AVE, CHICAGO, IL 60628;

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 2018COTD008110;

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 herein above 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."

S Y
P 3
S 4-66
SC
INT RY

Given under my hand and seal, this 12th day of MARCH, in the year 2020

Official Seal of Cook County:

Karen A. Yarbrough, Cook County Clerk

UNOFFICIAL COPY

02514

No. _____ 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

Date: 12/14/2020

Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX

20-May-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-21-230-035-0000 | 20210501639481 | 2-055-088-400

*Total does not include any applicable penalty or interest due

TMI

REAL ESTATE TRANSFER TAX

15-Jun-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-21-230-035-0000 | 20210501639481 | 1-594-893-584

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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 | 14 | 2020

SIGNATURE: [Signature]
GRANTOR or AGENT

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

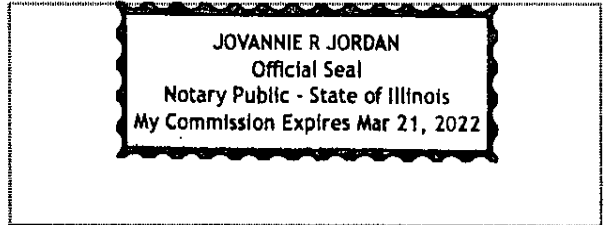
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 10 | 14 | 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 | 2020

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 Sharron

On this date of: 12 | 14 | 2020

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)**)