INOFFICIAL

TAX DEED - SCAVENGER SALE

STATE OF ILLINOIS)) SS. COUNTY OF COOK)



Doc# 2117449064 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/23/2021 11:38 AM PG: 1 OF 3

02882

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES for two or more years. pursuant to the Lin is Property Tax Code, as amended, held in the County of Cook on 1/6/2016, the County Collector sold the real estate identified by permanent real estate index numbers: 25-04-112-025-0000 legally described as follows:

> THE SOUTH 25 FEET OF LOT 1 IN BLOCK 13 IN PART OF SOUTH ENGLEWOOD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 4. TOWNSHIP 3/ NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS.

Commonly Known As: 8808 S PARNELL AVE., CHICAGO, IL

Section 4, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, 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, Illinois.

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 COUNTY OF COOK D/B/A COOK COUNTY LAND BANK AUTHORITY having his (her or their) residence and post office address at 69 West Washington St., Ste 29⁷6. Chicago, IL 60602 his (her or their) heirs and assigns, FOREVER, the said Real Estate hereinabove described.

The following provision of the Compiled Statutes of the State of Illinois, being 25 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 dead in the time S 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 P 3 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 SC one-year period."

Given under my hand and seal, this <u>25TH</u> day of <u>Felmuny</u>, 20<u>20</u>

KEAL ESTATE TRANSFER TAX 21-Way-2021 CHICAGO: 0.00 CTA: 0.00 TOTAL: 0.00 *

25-04-112-025-0000 | 20210501646266 | 1-805-195-536

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

TWO OR MORE YEAR DELINQUENT SCAVENGER SALE

KAREN A. YARBROUGH County Clerk of Cook County, Illinois

TO

COUNTY OF COOK D/B/A COOK COUNTY LAND BANK AUTHORITY

This 7 ax Deed prepared by and mail to.

Carte Legal Group, P.C. 225 W. Washington St., Suite 1130 Chicago, Illinois 60606

The foregoing Tax Deed is issued pursuant to 35 ILCS 200/21-250(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 V

Buyer, Seller or Representative

Date: 03/19/2021

REAL ESTATE TRANSFER			TAX 22-Jun-2021	
_		Contract of the second	COUNTY:	0.00
		(SE.)	ILLINOIS:	0.00
			TOTAL:	0.00
_	25-04-112-025-0000		20210501646266 0-960-623-888	

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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

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: O J // , 20 2/ SIGNATURE:

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

Subscribed and swc n to before me, Name of Notary Public:

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

On this date of: O 3 // , 20 2/

NOTARY SIGNATURE: Avanual Commission Expires Mar 21, 2022.

NOTARY SIGNATURE: Avanual Commission Expires Mar 21, 2022.

GRANTEE SECTION

The <u>GRANTEE</u> or her/his agent affirms and verifies that the name of the <u>GRANTEE</u> 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: 03 | 19 |, 20 21 SIGNATURE: NRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE si jnature.

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

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

By the said (Name of Grantee): CaiHUN Shawou

On this date of: 03 | 19 | 20 7 |

NOTARY SIGNATURE: Kai Isla

OFFICIAL SEAL
KARINA ARANDA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 08/10/2022

CRIMINAL LIABILITY NOTICE

Pursuant to Section <u>55 ILCS 5/3-5020(b)(2)</u>, Any person who knowingly submits a false statement concerning the identity of a <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, 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)