

UNOFFICIAL COPY

TAX DEED – SCAVENGER SALE

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)



Doc# 2117449065 Fee \$88.00

KAREN A. YARBROUGH
 COOK COUNTY CLERK

DATE: 06/23/2021 11:39 AM PG: 1 OF 3

02889

No. _____ Y.

At a **PUBLIC SALE OF REAL ESTATE** for the **NON-PAYMENT OF TAXES** for two or more years, pursuant to the Illinois Property Tax Code, as amended, held in the County of Cook on 1/4/2016, the County Collector sold the real estate identified by permanent real estate index numbers: 20-22-209-023-0000 legally described as follows:

LOT 40 IN BLOCK 4 IN SONNENSCHNEIN AND SOLOMON'S SUBDIVISION
 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF
 SECTION 22, TOWNSHIP 38 NORTH RANGE 14, EAST OF THE THIRD
 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 6420 S EBERHART AVE., CHICAGO, IL

Section 22, Township 38 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 2538, 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 75 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 15th day of October, 2019

[Signature]

County Clerk

REAL ESTATE TRANSFER TAX

21-May-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-22-209-023-0000 | 20210501646249 | 0-258-775-312

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

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UNOFFICIAL COPY

No. 02889 Y.

**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 Tax Deed prepared by and mail to.

Carter Legal Group, P.C.
19 S. LaSalle St., Suite 1600
Chicago, Illinois 60603

EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45,
PARAGRAPH F, REAL ESTATE TRANSFER ACT

03/19/2021
DATE

[Signature]
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX

22-Jun-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

20-22-209-023-0000

| 20210501646249 | 0-714-241-296

Property of Cook County Clerk's Office

02889

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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: 03 | 11 | 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

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

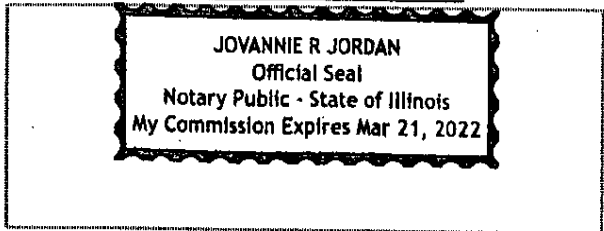
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 03 | 11 | 2021

NOTARY SIGNATURE: [Signature: JOVANNIE R. JORDAN]

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: 03 | 19 | 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

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

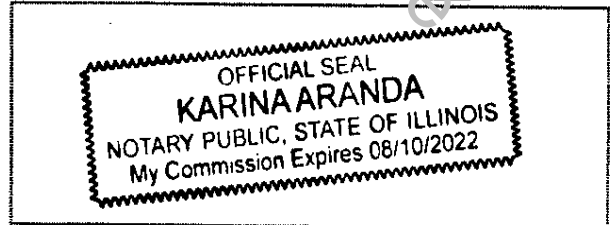
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Caitlyn Sharrow

On this date of: 03 | 19 | 2021

NOTARY SIGNATURE: [Signature: Karina Aranda]

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)**)