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)oc# 2118357003 Fee \$88.00

HSP FEE: \$9.00 RPRF FEE: \$1.00

AREN A. YARBROUGH

COOK COUNTY CLERK

JATE: 07/02/2021 10:02 AM PG: 1 OF 3

TAX DEED – ANNUAL TAX SALE

STATE OF ILLINOIS

SS.

COUNTY OF COOK

vo.: 03134

Case Number: 2019COTD003564

Preparer's Information (Name & Address):

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

TAX DEED PURSUANT 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 5, 2017, the County Collector sold the real property identified by the Property Identification Number of: 20-20-117-038-0000, and the ATTACHED Legal Description, and Como only Referred to Address of: 1512 W. 67th Street, 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 Deed of said real property, as found and ordered by the Circuit Court of CCO's County in Case Number: 2019COTD003564;

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): DOMINIC ESKRIDGE which has/have a residence of: 4851 W. Kamerling Ava. Chicago, IL 60651, 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, §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."

Given under my hand and seal, this 14TH day of May of May, in the year 2021

OFFICIAL SEAL OF COOK COUNTY:

Clerk of COOK County

KARENA 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 24 IN BLOCK 3 IN E.S. KIRKLAND'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF TH THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX DEED NUMBER:

No.______03134

MAIL FUTORE TAX BILLS TO:

DOMINIC ESKRIDGE 4851 W. Kar le ling Ave. Chicago, IL 60651

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, ranagraph 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 TRANSFER TAX		30-Jun-2021
COM	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	. 0.00 *
20 20 117 028 000	0 0001000100	

20-20-117-038-0000 | 20210601687391 | 1-855-917-328

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

REAL ESTATE TRANS	FER TAX		02-Jul-2021
	**************************************	COUNTY:	0.00
	7.5	ILLINOIS:	0.00
		TOTAL:	0.00
	00 1000	10601687301	1-987-697-936

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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. 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): Varen A. AFFIX NOTARY STAMP BELOW On this date of: JOVANNIE R JORDAN Official Seal Notary Public - State of Illinois NOTARY SIGNATURE: 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 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: SIGNATURE:

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRAN. Exp. st., rathere.

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

By the said (Name of Grantee):

NOTARY SIGNATURE:

On this date of:

SHANNON E GORDON NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:01/08/23

OFFICIAL SEAL

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)