

UNOFFICIAL COPY

TAX DEED - SCAVENGER SALE

STATE OF ILLINOIS

COUNTY OF COOK

No.

03198


Case Number: 2020 COTD 000239

Preparer's Information (Name & Address):

JUDD M. HARRIS & ASSOCIATES, P.C.

933 WEST VAN BUREN, SUITE 304

CHICAGO, IL 60607



Doc# 2118916001 Fee \$88.00  
 RHSP FEE:\$9.00 RPRF FEE: \$1.00  
 KAREN A. YARBROUGH  
 COOK COUNTY CLERK  
 DATE: 07/08/2021 12:28 PM PG: 1 OF 4

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

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, held in Cook County on: JULY 18, 2017, the County Collector sold the real property identified by the Property Identification Number of: 30-30-408-057-1020, with the ATTACHED legal Description, and Commonly Referred to Address of: Unit 31272 (a/k/a Unit 2) in Bernice Terrace Condominium, located at 3127 Bernice Road, Lansing, Illinois 60438, 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 Cook County in Case Number: 2020 COTD 000239;

Furthermore, I, KAREN A. YARBROUGH, County Clerk of the County of Cook, in the State of Illinois, with an office located at 118 North Clark Street, Room 434, in 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 the GRANTEE(S): WESTSHORE PROPERTY HOLDINGS LLC with a true postoffice address and residence of: 900 FRANCES LANE, ORLAND PARK, IL 60462, and to his, hers, 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 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 her 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 June, in the year 2021  
OFFICIAL SEAL OF COOK COUNTY:

  
KAREN A. YARBROUGH, COOK COUNTY CLERK Clerk of Cook County

# 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):**

UNIT 3127-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BERNICE TERRACES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97289877, AND AMENDED BY DOCUMENT NUMBER 99957183 IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**TAX DEED NUMBER:**

No. 03198 Y

**MAIL FUTURE TAX BILLS TO:**

WESTSHORE PROPERTY HOLDINGS LLC  
900 FRANCES LANE  
ORLAND PARK, IL 60462

**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.

*Judd Harris*

Printed Name (Above)

*[Signature]*

Signature (Above)

06-24-2021

Date Signed (Above)

**PLEASE AFFIX MUNICIPAL TRANSFER TAX STAMPS BELOW AS NECESSARY (OR ATTACH AS A SEPARATE PAGE)**

# 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: June 22, 2021

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

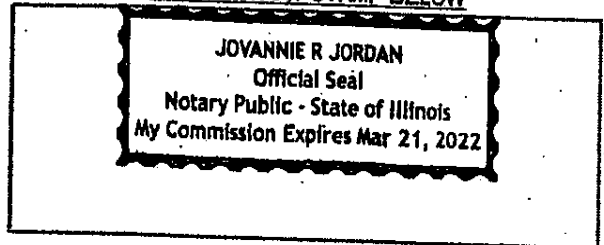
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 22nd June, 2021

NOTARY 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: 06 24, 2021

SIGNATURE: [Signature] agent  
GRANTEE or AGENT

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

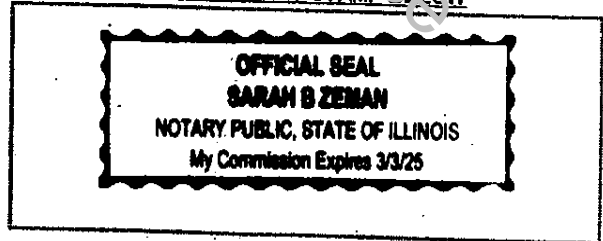
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Judd Harris, agent

On this date of: 06 24, 2021

NOTARY SIGNATURE: Sarah B Zeman

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)**)

# VILLAGE OF LANSING **UNOFFICIAL COPY**

Patricia L. Eidam  
Mayor



Brian Hanigan  
Finance Director

## Office of the Finance Director

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

### VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below:

Title Holder's Name: County of Cook, State of Illinois  
933 West Van Buren, Suite 304  
Chicago, IL 60607

Telephone:

Attorney or Agent: N/A  
Telephone No.: N/A

Property Address: 3127 Bernice Road, Unit 2  
Lansing, IL 60438

Property Index Number (PIN): 30-30-408-057-1020

Water Account Number: N/A

Date of Issuance: June 29, 2021

(State of Illinois)  
(County of Cook)

This instrument was acknowledged before  
me on June 29, 2021 by  
Karen Giovane

VILLAGE OF LANSING

By: [Signature]  
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.