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Doc# 2123506061 Fee \$88.00

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 08/23/2021 12:03 PM PG: 1 OF 3

STATE OF ILLINOIS)) SS. COUNTY OF COOK)

TAX DEED – SCAVENGER SALE

02180

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES for two or more years, pursuant to the Alirois 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: 25-21-121-016-0000 legally described as follows.

> LOTS 1 AND 2 AND THE NORTH 1/2 OF LOT 3 IN BLOCK 19, IN SHELDON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 21. TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS.

Commonly Known As: 11302 S NORMAL AVE., CHICAGO, IL

Section 21, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

And the real estate not having been redeemed from inv sale, and it appearing that the holder of the Certificate of Purchase of said real estate has complied with the laws or 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 2978 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 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."

Given under my hand and seal, this

04-JUH-ZUZT REAL ESTATE TRANSFER TAX 0.00 CHICAGO: 0.00CTA: 0.00 * TOTAL:

25-21-121-016-9000 | 20210601655918 | 0-835-778-832

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

3/st day of October, 2019

REAL ESTATE TRANSFER TAX 20-Aug-2021 COUNTY: 0.00 **LLINOIS**: TOTAL: 25-21-121-016-0000 20210601655918 | 1-190-864-656

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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. 225 W. Washington St., Suite 1130 Chicago, Illinois 60606

The foregoing Tax Deed is issued pursuant to 35 ILCS 200/21-260(c) 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

Buyer, Seller or Representative

Date: 2/24/2020

REAL ESTATE TRANSFER TAX		20-Oct-2020
200	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

25-21-121-016-0000 | 20201001631278 | 0-932-987-872

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

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated Jedning 10, 2026 Signature:

Grantor or Agent

Subscribed and sworn to before me by the said Karen A. Yarbrough this 1040 lay of Jedning My Commission Express Mar 21, 2022

Notary Public Grannie R. Gas Len

Notary Public Grannie R. Gas Len

The grantee or his agen't affirms and verifies that the name of the grantee shown on the deed or assignment (f beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation or foreign corporation 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 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.

NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)