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TAX DEED - ANNUAL TAX SALE
STATE OF ILLINOIS)
COUNTY OF COOK)
,
No.: 0 3 4 0 1 Y
Case Number: 2020 COTD 003930
Preparer's Information (Name & Address:
Richard D. Glickman
111 W. Washington St., Suite 1440

Chicago, IL 50602



Doc# 2125719012 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/14/2021 10:13 AM PG: 1 OF 3

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: _____MAY 9, 2018 the County Collector sold the real property identified by the Property Identification Number of: 16-10-322-013-0000, and the ATTACHED legal Description, and Commonly Referred to Address of: 4458 W. WEST END AVENUE, CHICAGO , II 60624. And the real p or arty 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 003930:

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 premiers and by virtue of the compiled statutes of the State of Illinois in such cases provided, grant and convey to the GRANTEE(S): HKK PROPERTIES, LLC which has/have a residence of: 9252 N. KILBOURN AVE., SKOKIE, IL 60076 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 _	244h day of	ausust	, in the year	2021
OFFICIAL SEAL OF COOK COUNTY		3	n	

Clerk of Cook County

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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):

LEGAL DESCRIPTION FOR PROPERTY (or attach it more space needed).
LOT 4 IN SUBDIVISION OF LOTS 23 AND 26, IN RESUBDIVISION
OF BLOCK 21 (EXCEPT LOT 3 AND EXCEPT A PART TAKEN FOR
RANDOLPH STREET) IN WEST CHICAGO LAND COMPANY'S
SUBDIVISION OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP
39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS

FAX DEED NUMBER:

No. 403401 Y

MAIL FUTURE TAX BILLS TO:

9252 N. KILBOURN AVE.
SKOKIE, IL 60076

EXEMPTION LANGUAGE:

The foregoing Tax Deed is issued pursuant to §35 ILCS 200/21-260(e). 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, paragraph. F. Please sign and date below to attest to this claim on behalf of the submitter of the foregoing conveyance

instrument.

Richard D. Glickman

Printed Name (Above)

Signature (Above)

Date Signed (Above)

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

REAL ESTATE TRA	09-Sep-20 2 1	
753	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

16-10-322-013-0000 | 20210901666856 | 0-916-594-448

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

RE	AL ESTATE	TRANSFER	TAX (09-Sep-2021
			COUNTY:	0.00
		(37.6)	LLINOIS:	0.00
_			TOTAL:	0.00
	16-10-322-	013-0000	20210901666956 1 00	0.040.000

2125719012 Page: 3 of 3

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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

On this date of:

NOTARY SIGNATURE:

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. SIGNATURE: GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature. Subscribed and swcn, to before me, Name of Notary Public: By the said (Name of Grantor): Karen A. Yarbrough AFFIX NOTARY STAMP BELOW On this date of: 0 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, 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: 26 1,202/ SIGNATURE GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANT E sir nature. Subscribed and sworn to before me, Name of Notary Public: GLICKMAN By the said (Name of Grante AFFIX NOTARY STAMP OF UN

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 <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)

OFFICIAL SEAL STEVEN EDWARD FRIEDMAN

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:03/11/24