10FFICI

TAX DEED - SCAVENGER SALE

STATE OF ILLINOIS)) SS. COUNTY OF COOK)

Doc# 2125815050 Fee \$88.00

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 09/15/2021 03:20 PM PG: 1 OF 4

02210

At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES for two or more years, pursuant to the III io's Property Tax Code, as amended, held in the County of Cook on 01/07/2016, the County Collector sold the rea! estate identified by permanent real estate index numbers: 25-29-207-002-0000, 25-29-207-004-0000, 25-29-207-006-0000 & 25-29-207-008-0000 legally described as follows:

Legal Description: SEE ATTACHED EXHIBIT A.

Commonly Known As: 1040 W 122ND ST., CHICAGO, IL

940 W 122ND ST., CHICAGO, IL 12102 S PEORIA ST., CHICAGO, IL 960 W 122ND ST., CHICAGO, IL

Section 29, Township 37 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 Cock 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 2033, 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 docd 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

REAL ESTATE TRANSFER TAX

25-29-207-002-0000

COUNTY: ILLINOIS: TOTAL:

0.00 ብ ባብ

20201001616778 | 0-466-018-064

UNOFFICIAL C

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 3t., 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.

Buyer, Seller or Representative

Date: 2/24/2020

REAL ESTATE TRANSFER TAX		07-Oct- 20 20
	CHICAGO:	0.00
	CTA: TOTAL:	0.00 0.00 *
25-29-207-002-000	0 20201001616778	0-302-708-192

207-002-0000 | 20201001616778

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

2125815050 Page: 3 of 4

UNOFFICIAL COPY

LEGAL DESCRIPTION:

PARCEL 1: COLUMBIA WESTERN MILLS BLOCK "A" BEING A CONSOLIDATION OF SUNDRY TRACT OF LAND IN THE RESUBDIVISION OF BLOCKS 9 TO 16 (EXCEPT THE EAST 141.00 FEET OF BLOCKS 9 AND 16) IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 18, 1913 AS DOCUMENT NUMBER 5131032, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A LINE, WHICH IS 15.32 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID BLOCK "A", SAID POINT BEING 610.0 FEET WEST OF THE WEST LINE OF SOUTH PEORIA STREET: THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF SOUTH PEORIA STREET, 131.24 FEET; THENCE WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF THE WEST 122ND, STREET, 321.0 FEET; THENCE WESTERLY ALONG A LINE, WHICH FORMS AN ANGLE OF 174 DEGREES, 30 MINUTES TO THE LEFT WITH THE LAST DESCRIBED COURSE, 50.0 FEET; THENCE WESTERLY ALONG A LINE, WHICH FORMS AN ANGLE OF 171 DEGREES, 59 MINUTES TO THE LEFT WITH THE LAST DESCRIBED COURSE, 50,0 FEET; THENCE NORTHWESTERLY ALGNG A LINE, WHICH FORMS AN ANGLE OF 172 DEGREES, 58 MINUTES TO THE LEFT WITH THE LAST DESCRIBED COURSE, 50.0 FEET; THENCE NORTHWESTERLY ALONG A LINE, WHICH FORMS AN ANGLE OF 173 DEGREES, 04 MINUTES TO THE LEFT WITH THE LAST DESCRIBED COURSE, 50.0 FEFT; THENCE NORTHWESTERLY ALONG A LINE, WHICH FORMS AN ANGLE OF 173 DEGREES, 15 MINUTES TO THE LEFT WITH THE LAST DESCRIBED COURSE, 50.0 FEET; THENCE NORTHWESTERLY ALONG (LINE, WHICH FORMS AN ANGLE OF 178 DEGREES, 22 MINUTES TO THE LEFT WITH THE LAST DESCRIBED COURSE, 79.20 FEET TO ITS INTERSECTION WITH A LINE, WHICH IS 15.32 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID BLOCK "A"; THENCE EAST ALONG A LINE 15.32 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID BLOCK "A", 604.85 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 12 TO 35 BOTH INCLUSIVE, TOGETHER WITH THE VACATED ALLEY EAST OF AND ADJOINING THE EAST LINE OF LOTS 24 TO 35 BOTH INCLUSIVE AND VEST OF AND ADJOINING THE WEST LINE OF LOTS 12 TO 23 BOTH INCLUSIVE, ALL IN BLOCK 4; ALSO LOTS 12 TO 35 BOTH INCLUSIVE, TOGETHER WITH VACATED ALLEY EAST OF AND ADJOINING THE EAST LINE OF LOTS 24 TO 35 BOTH INCLUSIVE AND WEST OF AND ADJOINING THE WEST LINE OF LOTS 12 TO 23 BOTH INCLUSIVE, IN BLOCK 5; ALSO LOTS 12 TO 35 BOTH INCLUSIVE TOGETHER WITH THE VACATED ALLEY EAST OF AND ADJOINING THE EAST LINE OF LOTS 24 TO 35 BOTH INCLUSIVE AND WEST OF AND ADJOINING THE WEST LINE OF LOTS 12 TO 23 BOTH INCLUSIVE, ALL IN BLOCK 6, ALL IN THE RESUBDIVISION OF BLOCKS 9 TO 16 (EXCEPT THE EAST 141.0 FEETOF BLOCKS 9 AND 16) IN FIRST ADDITION TO WEST PU LLMAN IN THE NORTHEAST 1/4 OF SECTION 29; TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MEP. D. IN COOK COUNTY, ILLINOIS.

2125815050 Page: 4 of 4

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The granter 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 OM (A) (13th), 2000 Signature:

Grantor or Agent

Subscribeo and sworn to before me by the said Karen A. Yarbrough this 12th is y of FOOO (1), Notary Public 9 Yannie R. Que Lan

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of 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.

Dated February 24, 2020 Signature: Grantee or Agent

Subscribed and sworn to before me by the said year. Subscribed this 24 day of France

2020 day

Notary Public W

WYATT WEST
Official Seal
Noter Clublic - State of Illinois
My Commission Expires Jul 8, 2020

NOTE: Any person who knowingly submits a false statement concerning he 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.)