

UNOFFICIAL COPY

No. 02210 Y.

TWO OR MORE YEAR
DELINQUENT
SCAVENGER SALE

KAREN A. YARBROUGH
County Clerk of Cook County, Illinois

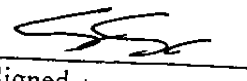
TO

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(e) 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	07-Oct-2020
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00*



25-29-207-002-0000 | 20201001616778 | 0-302-708-192

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

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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 ALONG 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 FEET; 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 A 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 WEST 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 FEET OF BLOCKS 9 AND 16) IN FIRST ADDITION TO WEST PULLMAN IN THE NORTHEAST 1/4 OF SECTION 29; TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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 FEBRUARY 13th, 2020 Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said Karen A. Yarbrough this 13th day of FEBRUARY, 2020
Notary Public Jovannie R. Jordan



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 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 February 24, 2020 Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said Steph Saltmarsh this 24th day of February, 2020
Notary Public Wyatt West



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.)