

# UNOFFICIAL COPY



\*2125957001\*

Doc# 2125957001 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/16/2021 02:18 PM PG: 1 OF 3

## TAX DEED - ANNUAL TAX SALE

STATE OF ILLINOIS )

COUNTY OF COOK )

SS

No.: 03416 Y

Case Number: 2020COTD004839

### Preparer's Information (Name & Address):

Carter Legal Group, P.C.

225 W. Washington St., Ste 1130

Chicago, IL 60606

## TAX 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 8, 2018, the County Collector sold the real property identified by the Property Identification Number of: 25-19-114-057-0000, and the ATTACHED legal Description, and Commonly Referred to Address of: 11326 S. Hale Avenue, Chicago, IL 60643. 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: 2020COTD004839.

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): Ideal Design and Renovation, LLC which has/have a residence of: 2720 Dundee Road #206, Northbrook, IL 60062 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 2ND day of September, in the year 2021,  
OFFICIAL SEAL OF COOK COUNTY:

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

# UNOFFICIAL COPY

# ANNUAL TAX SALE DEED

KAREN A. YARBROUGH | COUNTY CLERK OF COOK COUNTY, ILLINOIS

## LEGAL DESCRIPTION FOR PROPERTY (or attach if more space needed):

LOT 7 (EXCEPT THE WESTERLY 26 FEET OF THE NORTHERLY 6 FEET THEREOF) AND THAT PART OF LOT 6 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 6; THENCE NORTHERLY ALONG THE EASTERLY LINE, A DISTANCE OF 43.5 FEET; THENCE WESTERLY ALONG A LINE PARALLEL TO THE SOUTHERLY LINE OF LOT 6, A DISTANCE OF 70 FEET; THENCE IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 29.17 FEET TO A POINT THAT IS 99 FEET WESTERLY OF THE EASTERLY LINE OF LOT 6; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERLY LINE OF LOT 6 TO A POINT ON THE SOUTHERLY LINE OF LOT 6 AND 99 FEET WESTERLY OF THE EASTERLY LINE THEREOF; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SAID LOT 6 TO THE PLACE OF BEGINNING, ALL IN BLOCK 94 IN WASHINGTON HEIGHTS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20 AND THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, EAST OF PROSPECT AVE, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### TAX DEED NUMBER:

No. 03416 Y

### MAIL FUTURE TAX BILLS TO:


Ideal Design and Renovation, LLC  
2720 Dundee Road #206  
Northbrook, IL 60062

### 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

Eric H. Wudtke <sup>instrument</sup> [Signature] 9/9/21  
 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 TRANSFER TAX	16-Sep-2021
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *
25-19-114-057-0000   20210901675455   1-735-655-568	

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

REAL ESTATE TRANSFER TAX	16-Sep-2021
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00
25-19-114-057-0000   20210901675455   1-422-130-960	

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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

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: 09 | 07 | 20 21

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

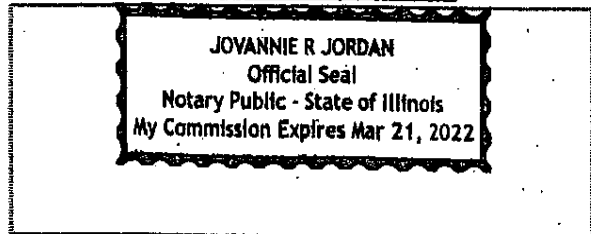
Subscribed and sworn to before me, Name of Notary Public:

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

On this date of: 09 | 07 | 20 21

NOTARY SIGNATURE: [Signature]

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: 9 | 9 | 20 21

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

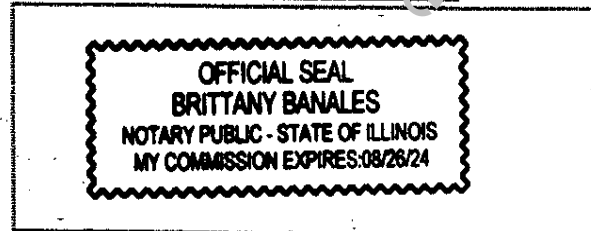
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Agent

On this date of: 9 | 9 | 20 21

NOTARY SIGNATURE: [Signature]

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)**)