# UNOFFICIAL COPY

TAX DEED - ANNUAL TAX SALE	
STATE OF ILLINOIS ) SS	*2127015028*  Doc# 2127015028 Fee \$88.00
COUNTY OF COOK )	
No. 0 3 4 9 2	RHSP FEE:\$9.00 RPRF FEE: \$1.00 KAREN A. YARBROUGH
Case Number: 2019COTD003009	COOK COUNTY CLERK  DATE: 09/27/2021 04:22 PM PG: 1 OF 3
Preparer's Information (Name & Address:	
Gray Law Offices	
120 N LaSz.le St #2850	
Chicago, IL 60602	
TAX DEED PURSUANT TO §35 ILCS 200/22. T	ax Deeds and Procedures
At a PUBLIC SALE OF REAL ESTATE for the NON-PAYMENT OF TAXES held in Co	ook County on: <u>04/05/2017</u> ,
the County Collector sold the real property identified by the Property Identification No.	umber of: <u>19-27-401-038-1206</u> ,
and the ATTACHED legal Description, and Commonly Referred to Address of:	4280 W. FORD CITY DRIVE, UNIT 207
Chicago , II 60652. And the real property not having been redee	med from the sale, and it appearing that the
holder of the Certificate of Purchase of said real property has compiled with the laws of	f 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: 2019COTD003009;	
Furthermore, I, KAREN A. YARBROUGH, County Clerk of the County of Cook, ir t	he State of Illinois, with an office located at 118
North Clark Street, Room 434, in Chicago, Illinois 60602, in consideration of the pre-	emises and by virtue of the compiled statutes of
the State of Illinois in such cases provided, grant and convey to the GRANTEE(S):	PREREO, LLC which
has/have a residence of: 819 S. WABASH AVE., STE 606 CHICA	AGO, IL 60605
and to his, hers, its or their heirs, successors and assigns FOREVER, the above-reference	enced real estate, as upscribed.
Finally, the following provision of the Compiled Statutes of the State of Illinois, §35 ILC	S 200/22-85, is recited, as required by law:
"Unless the holder of the certificate purchased at any tax sale under this Code takes or records the same within one year from and after the time for redemption expires, the cobased, shall, after the expiration of the one year period, be absolutely void with no right is prevented from obtaining a deed by injunction or order of any court or the refusal or for a tax deed, or by the refusal of the clerk to execute the same deed, the time her or computation of the one year period."	ertificate or deed, and the sale on which it is t to reimbursement. If the holder of the certificate inability of any court to act upon the application
Given under my hand and seal, this <u>13TH</u> day of <u>Septem</u> OFFICIAL SEAL OF COOK COUNTY:	<i>bej</i> , in the year <u>202/</u> ,
KAREN A. YARBROUGH, CO	Clerk of Cook County

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## **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):

Unit B-2-207 together with its undivided percentage interest in the common element in Ford City Condominium as delineated and defined in the

Declaration recorded as Document No. 24911808, in the North 3/4 of Section 27, Township 38 North, Range 13,

East of the Third Principal Meridian, in Cook County Illinois, Parcel 2: Easements appurtenant to and for ingress and egress for the benefit

of Parcel 1 as set forth in the Declaration of Easements recorded as Document 24748418 and created by deed from

American National Ban! and Trust Company of Chicago, as Trustee under Trust Agreement dated October 10, 1978

and known as Trust Number 45058 to Nancy A. Tragos recorded as document 25122563.

## TAX DEED NUMBER:

No. 03492

### MAIL FUTURE TAX BILLS TO:

PREREO, LIC

819 S. WABASH AVE., ST £ 606

<u> CHICAGO, IL 60605</u>

#### **EXEMPTION LANGUAGE:**

The foregoing Tax Deed is issued pursuant to §35 ILCS 200/21-260(e). Collector's Fanual 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.

TAND

rinted Name (Ahove)

Signature (Above)

Date Signed (Ahove)

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

**REAL ESTATE TRANSFER TAX** 

27-Sep-2021

CHICAGO: 0.00 CTA: 0.00 TOTAL: 0.00 \*

19-27-401-038-1206 | 20210901687117 | 1-907-220-624

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

19-27-401-038-1206

20210901687117 | 0-250-744-976

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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, 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.

**GRANTEE SECTION** 

NOTARY SIGNATURE: 4

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: 1 1, 202

SIGNATURE:

GRANTEE or AGENT

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

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

By the said (Name of Grantee)

On this date of:

NOTARY SIGNATURE

Emily Marzars

AFFIX NOTARY STAMP BF.LOW

Official Seal Notary Public - State of Illinois

My Commission Expires Mar 21, 2022

OFFICIAL SEAL EMILY MARZANO NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:05/06/23

#### 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)