UNOFFICIAL COPY

TAX DEED - FORFEITURE SALE STATE OF ILLINOIS
) SS COUNTY OF COOK -
No.: 0 3 4 9 0
Case Number: 2020COTD004897
Preparer's Information (Name & Address:
Carter Legal Group, P.C.
225 W. Washington St., Ste 1130

Chicago, ILS0606



Doc# 2128019005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/07/2021 10:44 AM PG: 1 OF 3

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: February 13, 2020, the County Collector sold the real property identification the Property Identification Number of: 16-02-302-037-0000, and the ATTACHED legal Description, and Comments' Referred to Address of: 1114 N. Avers Avenue..., Chicago..., II 60651. 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: 2020COTD004897:

Furthermore, I, KAREN A. YARBROUGH, County Clerk of the County of Cook, ir. 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): Rea! Home Helpers LLC which has/have a residence of: 1507 E. 53rd St., Ste 193, Chicago, IL 602.30 , 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, its 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

day of

in the year

OFFICIAL SEAL OF COOK COUNTY:

Clerk of Cook County

KAREN A. YARBROUGH, COOK COUNTY CLERK

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FORFEITURE SALE DEED

KAREN A. YARBROUGH | COUNTY CLERK OF COOK COUNTY, ILLINOIS LEGAL DESCRIPTION FOR PROPERTY (or attach if more space needed):

LOT 35 IN BLOCK 2 IN THOMAS J. DIVEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

FAX	DEED	NUMB	ER:
بعريس			

03490 No.

MAIL FUTURE TAXABILLS TO:

Real Home Helpers LLC 1507 E. 53rd St., Ste 193 Chicago, IL 60290

EXEMPTION LANGUAGE:

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

Printed Name (Above)

Signature (Above)

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

07-Oct-2021 **REAL ESTATE TRANSFER TAX** 0.00 **CHICAGO:** 0.00 CTA: 0.00 * TOTAL:

16-02-302-037-0000 | 20211001698941

1-649-363-088

REAL ESTATE TRANSFER TAX		TAX	07-Oct-2021	
		COUNTY:	0.00	
		ILLINOIS:	0.00	
		TOTAL:	0.00	
16-02-301	2-037-0000	120211001609041 1 0	055 440 700	

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

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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.

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:

SIGNATURE:

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

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

By the said (Name of Grantor):

AFFIX NOTARY STAMP BELOW

JOVANNIE R JORDAN

Official Seal

Notary Public - State of Illinois

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, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a pe son and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 9 24 , 20 21 SIGNATURE: CRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANT EE sit nature.

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

By the said (Name of Grantee):

AFEIX NOTARY STAMP OF CW

On this date of: 9 | 24 | 20 21

NOTARY SIGNATURE: Buttery Bonald

OFFICIAL SEAL BRITTANY BANALES NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/26/24

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)