UNOFFICIAL COPMILITATION *2131457021 Fee \$88.00

TAX DEED - ANNUAL TAX	SALE
STATE OF ILLINOIS	<u> </u>
) SS
COUNTY OF COOK)
0360	<i>I</i> .
No.	~

Case Number: 20 CoTD 3882

Preparer's Information (Name & Address:

Brian A. Burak, Esq.

901 Hillside Drive

Mundelein, 11, 60060

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

KAREM A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/10/2021 11:22 AM PG: 1 OF 4

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: VIAV 4, 2018
the County Collector sold the real property identified by the Property Identification Number of: 06-35-400-117-1188
and the ATTACHED legal Description, and Commonly Referred to Address of: 373 Newport Lane, Unit 1-A-1-2 (D1)
Bartlett , II 60103. 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 compiled 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: 20 CoTD 3882;

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): Galaxy Sites, LLC which
has/have a residence of: 820 Church St., Suite 200, Evanston, IL 60201
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 equired 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 <u>Alah</u> day of <u>September</u>, in the year <u>Alah</u> OFFICIAL SEAL OF COOK COUNTY:

Clerk of Cook County

KAREN A. YARBROUGH, COOK COUNTY CLERK

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ANNUAL TAX SALE DEED

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

see a	<u>ttached</u>
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TAX DEED NUMBER:

No. #3604 Y

MAIL FUTURE TAXABILLS TO:

Galaxy Sites, LLC, 820 Church St., Suite 200 Evanston, IL 60201

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

Brian Burak

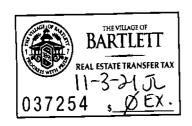
Printed Name (Above)

instrument.

Signature (Above)

10-15-21 Date Signed (Above)

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



~	10-Nov-2021	
REAL ESTATE TRANSFER TAX	0.00	
REAL ESTATE TO	COUNTY: 0.00	
	ILLINOIS: 0.00	
	TOTAL: U.SC	
	0211101629708 0-402-287-760	
06-35-400-117-1188	0211101-	

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LEGAL DESCRIPTION

UNIT 1-A-1-2 IN HEARTHWOOD FARMS CONDOMINIUM, PHASE 1, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS IN HEARTHWOOD FARMS SUBDIVISION, UNIT 1, BEING A PLANNED UNIT DEVELOPMENT IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 26083807, TOGETHER WITH THE PERCENTAGE OF THE COMMON ELEMENTS APPLICATION.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HEARTHWOOD FARMS CONDOMINIUM UMBRELLA ASSOCIATION RECORDED DECEMBER 11, 1981 AS DOCUMENT 26083806, AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS.

PARCEL 3:

THE (EXCLUSIVE) RIGHT TO THE USE OF GA (AGE SPACE G1-A-1-2 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY AT A CHED TO THE DECLARATION FORESAID RECORDED AS DOCUMENT 26083807.

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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: SIGNATURE: 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.

On this date of: And

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 livio's 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:

SIGNATURE

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEF sir...ature.

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

By the said (Name of Grantee)

On this date of: 0

NOTARY SIGNATURE: 4

AFFIX NOTARY STAMP I'E' DW

Official Seal Eugene Thomas Rosner Notary Public State of Illinois Commission Expires 01/08/2025

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)