

# UNOFFICIAL COPY

## TAX DEED - ANNUAL TAX SALE

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

No. 03841 Y

Case Number: 2020COTD002761

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

Carter Legal Group, P.C.

225 W. Washington St., Ste 1130

Chicago, IL 60606



\*22006220590\*

Doc# 2200622059 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/06/2022 01:10 PM 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: May 8, 2018, the County Collector sold the real property identified by the Property Identification Number of: 21-30-104-042-1024, and the ATTACHED legal Description, and Commonly Referred to Address of: 7215 S. Yates Blvd., Unit 2A, Chicago, IL 60649. 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: 2020COTD002761;

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): CLO INVESTMENTS LLC which has/have a residence of: 1142 W. Madison St., Suite 402, Chicago, IL 60607 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 16th day of November, in the year 2021,  
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 LEGAL DESCRIPTION.

**TAX DEED NUMBER:**

No. 03841 Y

**MAIL FUTURE TAX BILLS TO:**

CLO INVESTMENTS LLC  
1142 W. Madison St., Suite 402  
Chicago, IL 60607

**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 instrument.

Eric Wudtke

Printed Name (Above)


*[Signature]*



Signature (Above)

12/9/2021

Date Signed (Above)

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

<b>REAL ESTATE TRANSFER TAX</b>	06-Jan-2022
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

<b>REAL ESTATE TRANSFER TAX</b>	06-Jan-2022
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

21-30-104-042-1024 | 20220101691024 | 0-886-417-040

21-30-104-042-1024 | 20220101691024 | 1-819-059-856

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

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## LEGAL DESCRIPTION FOR 21-30-104-042-1024

### PARCEL 1:

UNIT 7215-2A IN THE SILVER COAST CITADEL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE: LOT 5 AND 6 (EXCEPT FROM EACH OF SAID LOTS 5 AND 6, (EXCEPT FROM EACH OF SAID LOTS 5 AND 6, THE EASTERLY 33 FEET TAKEN FOR PHILLIPS AVENUE AND EXCEPT THE SOUTH 2 FEET OF LOT 6) IN DIVISION 4 IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 OF DIVISION 1 OF WESTFALL'S SUBDIVISION OF DOUGLAS TRACT, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0011197262 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, AND ENJOYMENT AS CREATED BY DECLARATION OF CONDOMINIUM OWNERSHIP, AS AMENDED FROM TIME TO TIME. RECORDED AS DOCUMENT NUMBER 0011197262.

Property of Cook County Clerk's Office

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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: Dec 13, 2021

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: 3rd Dec, 2021

NOTARY SIGNATURE: [Signature]

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 person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12 19, 2021

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: 12 19, 2021

NOTARY SIGNATURE: [Signature]

Brittany Banales

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL  
BRITTANY BANALES  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 06/23/24

### 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 **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)**