## **UNOFFICIAL COPY**

TAX DEED - ANNUAL TAX SALE STATE OF ILLINOIS
COUNTY OF COOK )
No: 03959 Y
Case Number: <u>2020COTD002846</u>
Preparer's Information (Name & Address:
Carter Legal Group, P.C.
225 W. Washington St., Ste. 1130



Doc# 2202519044 Fee ≇88.00

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

KAREH A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/25/2022 12:12 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 MON-PAYMENT OF TAXES held in Cook County on: May 7, 2018, the County Collector sold the real property identified by the Property Identification Number of: 29-36-410-003-1042, and the ATTACHED legal Description, and Commonly Referred to Address of: 2340 186th St., Unit 13, Lansing, II 60438. 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: 2020COTD002846;

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): Longstreet Capital Funding LLOwhich has/have a residence of: 1953 N. Clybourn Ave. #R-124, Chicago, IL 6031/2, 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 14TH day of November, in the year 2021 OFFICIAL SEAL OF COOK COUNTY:

Clerk of Cook County

KAREN.A. YARBRODGH/COOK/COONTY CLERK

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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 2-13, IN FOREST GLEN CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY SOUTH HOLLAN TRUST AND SAVINGS BANK, AS TRUSTEE, UNDER TRUST AGREEMET DATED APRIL 5, 1966 AND KNOWN AS TRUST NUMBER 8028 RECORDED JANUARY 23, 1990 AS DOCUMENT 90036197, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

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## MAIL FUTURE TAX BILLS TO:

Longstreet Capital Funding LLC 1953 N. Clybourn Ave. #R-124 Chicago, IL 60614

### **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

Printed Name (Above)

Signature (Above)

12/21/202

Date Signed (Above)

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

REAL ESTATE	TAX	25-Jan-2022	
KEAL ESTATE		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
29-36-410-003-1042		20220101606319 1-0	11-220-112

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# **UNOFFICIAL COPY**

### 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.

#### **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 Ill nois 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: 21, 2021

SIGNATURE: GRANTEE OF AGENT

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

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

By the said (Name of Grantee): A gent A gent A gent A gent A gent A gent Below

On this date of: | 2 | 21 | .20 21

NOTARY SIGNATURE: Brettary Beneales

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

#### CRIMINAL LIABILITY NOTICE

Pursuant to Section <u>55 ILCS 5/3-5020(b)(2)</u>, Any person who knowingly submits a false statement concerning the identity of a <u>GRANTEE</u> shall be guilty of a <u>CLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>CLASS A MISDEMEANOR</u>, 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)

# VILLAGE WYGENSIAG CARRIED Y Eidam

Mayor

#### Office of the Finance Director

Brian Hanigan Finance Director



THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

# VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below

Title Holder's Name: Cook County Clerk

118 N Clark Street

Chicago, IL 60602

Telephone: 312-6(3-5656

Attorney or Agent: Brian Passmo

Telephone No.: 312-437-2808

Property Address: 2340 186th Street, Unit 13

<u>Lansing, IL 60438</u>

Property Index Number (PIN): 29-36-410-003-1042

Water Account Number: <u>N/A</u>

Date of Issuance: January 19, 2022

(State of Illinois)

(County of Cook)
This instrument was acknowledged before

me on 2 19 2022 by

Karen Giovane.

VILLAGE OF LANSING

Continue C

Village Treasurer of Designer

-

(Signature of Notary Public).

OFFICIAL SEAL
KAREN GIOVANE
STATTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 09/28/25

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.